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
- Shoshana O'Keefe, appointed by Councilmember Hahn
- Charles Kahn, appointed by Councilmember Wengraf
- Brazile Clark, appointed by Councilmember Worthington
- Vacant, because of the vacant District 4 Council seat

Ex Parte Communication Disclosures:
- I. Tregub: I spoke with Alisa Rose Seidlitz regarding 1900 Fourth Street.
- S. O'Keefe: I spoke with Malcolm Margolin and Richard Schwartz regarding 1900 Fourth Street.
- D. Pinkston: I spoke with Mark Rhoades and West Berkeley property owners regarding 1900 Fourth Street.

Public Comment:
Speakers: 2

Agenda Changes:
- Move Item #9, Election of Chair and Vice Chair of the Zoning Adjustments Board, after Ex Parte Communication Disclosures.
- Move Item #2, 1149 Euclid Avenue, to action calendar.
- Move Item #4, 2127 Russell Street, to action calendar.
9. Election of Chair and Vice Chair of the Zoning Adjustments Board

Chair: I. Tregub
Nominated by: S. O’Keefe
Vote: 6-2-0-0 (No: T. Clarke, C. Kahn)
Action: APPROVED as Chair

Vice-Chair: D. Pinkston
Nominated by: I. Tregub
Vote: 8-0-0-0
Action: APPROVED as Vice Chair

Consent Calendar:

1. Approval of Action Minutes from October 13, 2016 and October 27, 2016

   October 13, 2016
   Recommendation: APPROVE
   Vote: 7-0-1-0 (Abstain: S. O’Keefe)
   Action: APPROVE

   October 27, 2016
   Recommendation: APPROVE
   Vote: 8-0-0-0
   Action: APPROVE

3. 1822 Woolsey Street – New Public Hearing

   Application: Use Permit #ZP2016-0105 to raise an existing 3-story single-family dwelling
   30 inches and excavate the lower floor 10 inches to convert the first story
   into a new dwelling unit; and to remove the existing detached garage to
   create two uncovered parking spaces in the rear yard.

   Zoning: R-2A – Restricted Multi-Family Residential District
   CEQA Determination: Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA
   Guidelines (“Existing Facilities” and “New Construction or Conversion of
   Small Structures,” respectively).

   Applicant: Jennifer Downing, Mokume Design, 1201 Mariposa Street, San Francisco
   Owner: Rosina Keren, 1822 Woolsey Street, Berkeley
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7410
   Recommendation: APPROVE Use Permit #ZP2016-0105 pursuant to Section 23B.32.030.
   Motion / Second: D. Pinkston / C. Kahn
   Vote: 7-0-1-0 (Recuse: T. Clarke)
   Action: APPROVED
2. 1149 Euclid Avenue – New Public Hearing
   Application: Use Permit #ZP2015-0199 to enlarge an existing 2,576 square foot, 3-story, single-family dwelling to: 1) excavate 703 square feet of the existing unconditioned lower floor, 2) add a sixth bedroom to the parcel, 3) add 183 square feet to create a new enclosed sunroom at the lower floor, and 4) expand the entry hall at the main floor by 86 square feet.
   Zoning: R-1 (H) – Single Family Residential, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) for minor alterations of private structures involving negligible or no expansion of use beyond that existing.
   Applicant: Jason Kaldis, 1250 Addison Street #210, Berkeley
   Owner: George Rehm and Holly Doyne, 1149 Euclid Avenue, Berkeley
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2015-0199 pursuant to Section 23B.32.030.
   # of Speakers: 1
   Motion / Second: J. Selawsky / D. Pinkston
   Vote: 8-0-0-0
   Action: APPROVED with staff-directed amendments to the Findings.

4. 2127 Russell Street – New Public Hearing
   Application: Use Permit #ZP2016-0208 to modify Use Permit #2013-0034 to construct a rooftop stair enclosure that exceeds the maximum average height limit.
   Zoning: R-2 – Restricted Two-Family Residential District
   CEQA Determination: Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).
   Applicant/Owner: Slava Leonov, 2159 Dwight Way, Berkeley
   Staff Planner: Sharon Gong, SGong@cityofberkeley.info, (510) 981-7429
   Recommendation: APPROVE Use Permit #ZP2016-0208 pursuant to Section 23B.32.030.
   # of Speakers: 5
   Motion / Second: T. Clarke / C. Kahn
   Vote: 8-0-0-0
   Action: APPROVED
Action Calendar (Continued)

   Application: Use Permit Modification #ZP2016-0234 to modify the Conditions of Approval for an approved Use Permit to expand the construction hours of an affordable senior housing project with 42 residential units, that is currently under construction.
   Zoning: C-SA – South Area Commercial District
   CEQA Determination: The 1995 use permit was approved through a Negative Declaration that found no significant environmental impacts. An Addendum to the previously adopted Negative Declaration was prepared in 2007, pursuant to CEQA Guidelines Section 15164. No additional environmental review is required to accommodate this modification.
   Applicant/Owner: Satellite Affordable Housing Association, 1835 Alcatraz Ave., Berkeley
   Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   Recommendation: APPROVE Use Permit Modification #ZP2016-0234 pursuant to Section 23B.32.030.
   # of Speakers: 0
   Motion / Second: D. Pinkston / I. Tregub
   Vote: 7-0-0-1 (Recuse: T. Clarke)
   Action: APPROVED with amendments to the Conditions of Approval.

6. 2212 Tenth Street – New Public Hearing
   Application: Use Permit #ZP2016-0129 to (1) demolish an existing single family dwelling and detached accessory structure, totaling 1,080 square feet, and (2) construct two new detached, two-story dwellings totaling approximately 3,991 square feet. The project would increase the number of dwellings on the site from one to two and the number of bedrooms from two to eight.
   Zoning: R-1A – Limited Two-Family Residential District
   CEQA Determination: Categorically exempt pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects), of the CEQA Guidelines.
   Applicant: John Newton, Architect, 5666 Telegraph Avenue, Suite A, Oakland
   Owner: Alon Danino, 1493 Firebird Way, Sunnyvale
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2016-0129 pursuant to Section 23B.32.030.
   # of Speakers: 11
   Motion / Second: S. O’Keefe / J. Selawsky
   Vote: 8-0-0-0
   Action: CONTINUED TO 1/12/17 with direction that the applicant work with neighbors at 2210 Tenth Street to reduce shadow impacts.
Action Calendar (Continued)

7. 1900 Fourth Street – Review and Comment on Draft Environmental Impact Report

Application: Use Permit #ZP2015-0068 & Alteration Permit #LMSAP2015-0005 for construction of a proposed five-story mixed use development containing 155 dwelling units, approximately 30,000 sq. ft. of retail uses, and a 372-space parking garage, located on designated City of Berkeley Landmark #227, "West Berkeley Shellmound" (Spenger's parking lot)

Zoning: C-W – West Berkeley Commercial
CEQA Determination: An Environmental Impact Report (EIR) has been prepared and is available for public comment until January 12, 2017.
Applicant: West Berkeley Investors, LLC, 550 Hartz Avenue, Suite 200, Danville, Represented by Rhoades Planning Group, 1611 Telegraph Avenue, Suite 200, Oakland
Owner: Ruegg & Ellsworth, 2437 Durant Avenue, Berkeley
Staff Planner: Shannon Allen, ShAllen@cityofberkeley.info, (510) 981-7430
Recommendation: Hold a Public Hearing to Review and Comment on Draft Environmental Impact Report

# of Speakers: 44
Motion / Second: D. Pinkston / J. Selawsky
Vote: 6-0-0-2 (Recuse: C. Kahn, Absent: B. Clark)
Action: CONTINUED TO 1/12/17

Adjourned 1:50 AM

Members of the Public:
Present: 76
Speakers: 63