



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, March 23, 2017 - 7:08 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor  
Berkeley (Wheelchair Accessible)

### Preliminary Matters:

#### Roll Call:

**Denise Pinkston** (Vice Chairperson) appointed by Councilmember Droste  
**Teresa Clarke**, appointed by Councilmember Maio  
**John Erickson**, appointed by Councilmember Davila, left at 9:15 p.m.  
**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  
**Patrick Sheahan**, appointed by Mayor Arreguin  
**Leah Simon-Weisberg<sup>a</sup>**, appointed by Councilmember Harrison

Note: Simon-Weisberg was not authorized to participate as a commissioner. While her votes are recorded below, they did not count.

#### Ex Parte Communication Disclosures:

**J. Selwaski:** I talked with Steve Finacom about 2150 Shattuck Avenue.

#### Public Comment:

**Speakers: 4**

#### Agenda Changes:

**Move Item #4, 2440 Valley Street, to Action Calendar.**

### Consent Calendar:

#### 1. Approval of Action Minutes from March 9, 2017

**Recommendation: APPROVE**  
**Motion / Second: J. Selawsky/ C. Kahn**  
**Vote: 9-0-0-0<sup>a</sup>**  
**Action: APPROVED**

a. Simon-Weisberg was not authorized to participate as a commissioner. While she did vote, her vote does not count.

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**Consent Calendar (Continued):**

**2. 1290 Sixth Street – New Public Hearing**

**Application:** Use Permit #ZP2016-0246 to expand alcohol services to include distilled spirits incidental to food service and extend Hours of operation for an existing full service restaurant.

**Zoning:** MU-LI, Mixed-Use Light Industrial

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

**Applicant:** Lodo Rabten, 1290 Sixth street, Berkeley

**Owner:** Stephen E. Block, 1331 Seventh Street, Unit C, Berkeley

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

**Recommendation:** **APPROVE** Use Permit #ZP2016-0246 pursuant to Section 23B.32.040.

**Motion / Second:** **J. Selawsky/ J. Erickson**

**Vote:** **9-0-0-0<sup>a</sup>**

**Action:** **APPROVED**

**3. 1255 Eastshore Highway – New Public Hearing**

**Application:** Use Permit #ZP2016-0224 to establish automobile repair services in an existing 38,000 square foot building in the West Berkeley Manufacturing District (M). The existing building would be renovated for the project, including demolition of selected slab areas, interior wall partitions, and mezzanine space within the existing building, as well as replacement of the west façade and an extension of the driveway canopy on the north end of the building.

**Zoning:** Manufacturing District (M)

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

**Applicant:** Philip Banta, Banta Design, 6050 Hollis Street, Emeryville

**Owner:** Tim Southwick, 2400 Shattuck Avenue, Berkeley

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

**Recommendation:** **APPROVE** Use Permit #ZP2016-0224 pursuant to Section 23B.32.040.

**Motion / Second:** **J. Selawsky/ J. Erickson**

**Vote:** **9-0-0-0<sup>a</sup>**

**Action:** **APPROVED**

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**Discussion and Comment Items:**

**5. 2556 Telegraph Avenue – The Village – Project Preview**

**Application:** **Project Preview for Use Permit 2015-0096** to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 61,935 square-foot, eight-story, 80-foot tall, mixed-use building with 39 dwellings (including three Below Market Rate units), one ground-ground level Live/Work Unit, and 3,200 square feet of commercial space.

**Zoning:** C-T (Telegraph Avenue Commercial)

**CEQA** Studies are currently being prepared to evaluate the project’s potential environmental impacts prior to making a CEQA determination.

**Determination:** environmental impacts prior to making a CEQA determination.

**Applicant:** Telegraph Blake, LLC, 2342 Shattuck Avenue, #171, Berkeley

**Owner:** Steven Ross, Steven.Ross@lsa.net, (510) 236-6810

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

**Recommendation:** **Hold a Public Hearing to Solicit Comments on the Proposed Project**

**# of Speakers** 14

**Action:** **Comments Provided**

**Action Calendar:**

**6. 2150 Shattuck Avenue – Appeal**

**Application:** **Appeal of Design Review Committee Decision to uphold Staff Level Design Review #DRSA2016-0024** to install two signs, each sign made up of one set of channel letters with exposed neon, or comparable led lighting, located on the rooftop equipment enclosure of a building determined eligible for National Register designation on the State Historic Resources Inventory (SHRI).

**Zoning:** R-1A – Limited Two-Family Residential

**CEQA** Categorically exempt pursuant to section 15301 (“Existing Facilities”) and does not apply to any exceptions stated in section 15300.2 (“Exceptions”) of the CEQA Guidelines.

**Determination:** does not apply to any exceptions stated in section 15300.2 (“Exceptions”) of the CEQA Guidelines.

**Applicant:** Steve Finacom, 2308 Russell Street, Berkeley

**Owner:** Ad Art, Inc., 150 Executive Park Blvd., San Francisco

**Staff Planner:** Anne Burns, ABurns@cityofberkeley.info, (510) 981-7415

**Recommendation:** **UPHOLD Staff Level Design Review DRSA2016-0024** pursuant to Section 23E.08 and 23E.12 and subject to the attached Staff Level Design Review Conditions and **DISMISS** the Appeal.

**# of Speakers:** 17

**Motion / Second:** **T. Clarke/C. Kahn**

**Vote:** **5-3-0-1<sup>a</sup>** (No: J. Selawsky, P. Sheahan, L. Simon Weisberg; Absent: J. Ericson)

**Action:** **DECISION UPHELD, APPEAL DISMISSED**

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**Action Calendar (Continued):**

**4. 2440 Valley Street – New Public Hearing**

**Application:** Use Permit #ZP2016-0204 to construct a new 1,372 square-foot, two-story dwelling unit with a 15 feet rear yard setback where 20 feet is required. The project would increase the number of dwelling units on the site from one to two, the number of bedrooms from three to six, and would locate required off-street parking in the rear yard setback.

**Zoning:** R-2 – Restricted 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:** Paul Wang, Paul Wang Design, 676 Alma Avenue, #307 Oakland

**Owner:** Ron Chisenhall and Carmen Borg, 2440 Valley Street Berkeley

**Contract Planner:** Sally Schifman, sschifman@rinconconsultants.com, (760) 517-9141

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

**Recommendation:** **APPROVE Use Permit #ZP2016-0204** pursuant to Section 23B.32.040.

**# of Speakers:** 1

**Motion / Second:** **C. Kahn/ J. Selawsky**

**Vote:** 7-0-1-1<sup>a</sup> (Absent: J. Erickson; Abstain: T. Clarke)

**Action:** **APPROVED with modifications to the Conditions of Approval**

**Adjourned: 10:42 p.m.**

**Members of the Public:**

**Present: 64**  
**Speakers: 36**

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