Preliminary Matters:

Roll Call:
Leah Simon-Weisberg, appointed by Mayor Arreguin
Savlan Hauser, appointed by Councilmember Droste
Teresa Clarke, appointed by Councilmember Maio
Patrick Sheahan, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O'Keefe, appointed by Councilmember Hahn
Steven Donaldson, appointed by Councilmember Wengraf
Brazile Clark, appointed by Councilmember Worthington
Matthew Lewis, appointed by Councilmember Harrison

Excused:
Igor Tregub (Chair)
Denise Pinkston (Vice-chair)
Charles Kahn
Carrie Olson

Ex Parte Communication Disclosures:
S. O'Keefe: Received a voicemail from Rena Rickles regarding 1436 Campus Drive
S. Donaldson: Received a voicemail from Rena Rickles regarding 1436 Campus Drive
J. Selawsky: Spoke with Rena Rickles regarding 1436 Campus Drive
M. Lewis: Spoke with Councilmember Harrison about the ZAB agenda generally

Election of Chair of the Zoning Adjustments Board for April 13, 2017
Chair: S. O'Keefe
Nominated by: S. Donaldson
Vote: 9-0-0-0
Action: APPROVED as Chair

Public Comment:
Speakers: 6

Agenda Changes:
Move Item #1, approval of Action Minutes from March 23, 2017, to the end of the agenda.
Consent Calendar:

2. 2075 Eunice Street – New Public Hearing

Application: Use Permit #ZP2016-0190 to construct a new 686 square-foot, single story, single family dwelling with a 234 square-foot deck and a maximum height of 13 feet on a 28,067 square-foot (0.64-acre) parcel currently developed with an existing 5,728 square-foot religious assembly building. The project would include a new curb cut and driveway from Eunice Street leading to one new parking space for the proposed dwelling.

Zoning: R-1 (H) - Single-Family Residential, Hillside Overlay

CEQA Determination: Categorically exempt pursuant to Sections 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

Applicant Owner: Jessica Fine, DSA Architects, 1107 Virginia Street, Berkeley

Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424

Recommendation: APPROVE pursuant to Section 23B.32.040.

Motion / Second: J. Selawsky / L. Simon-Weisberg

Vote: 8-0-0-1 (Absent: T. Clarke)

Action: APPROVED

3. 2015 Shattuck Avenue – New Public Hearing

Application: Use Permit #ZP2016-0228 to establish a new wireless telecommunication facility operated by Verizon Wireless on the roof of an existing building.

Zoning: C-DMU Core – Commercial-Downtown Mixed-Use Core

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

Applicant/Owner: GTE Mobilnet of California, dba Verizon Wireless, c/o Maria Kim, Complete Wireless, 2009 V Street, Sacramento

2015 Shattuck LLC, Attn. David Smith, 55 New Montgomery Street, San Francisco

Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7413

Recommendation: CONTINUE off calendar at the request of the applicant

Motion / Second: J. Selawsky / L. Simon-Weisberg

Vote: 8-0-0-1 (Absent: T. Clarke)

Action: CONTINUED off calendar
4. 800 Heinz Avenue, Suite 19 – New Public Hearing

- **Application:** Use Permit Modification #ZP2016-0249 to expand alcohol service to include distilled spirits incidental to food service at 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:** Riva Cucina, LLC, 800 Heinz Avenue, #19, Berkeley
- **Owner:** Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
- **Staff Planner:** Use Permit Modification #ZP2016-0249 to expand alcohol service to include distilled spirits incidental to food service at an existing full service restaurant.
- **Recommendation:** APPROVE pursuant to Section 23B.32.040.
- **Motion / Second:** J. Selawsky / L. Simon-Wiesberg
- **Vote:** 8-0-0-1 (Absent: T. Clarke)
- **Action:** APPROVED

5. 1436 Campus Drive – New Public Hearing

- **Application:** Use Permit ZP#2016-0062 to construct a 4,195 sq. ft., 3-story single-family dwelling with an integrated 748 sq. ft. accessory dwelling unit, and a two-car parking structure in the front yard setback, on a 6,082 sq. ft. vacant parcel.
- **Zoning:** R-1(H) – Single Family Residential, Hillside Overlay District
- **CEQA Determination:** Categorically exempt under Sections 15303(a) & 15332 of the California Environmental Quality Act (CEQA) Guidelines ("New Construction of a single-family residence in a residential zone” and “Infill Development Projects,” respectively).
- **Applicant/Owner:** Nga Pham and Maxim Noginov, 103 Murlagan Avenue #B, Mountain View
- **Staff Planner:** Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
- **Recommendation:** APPROVE pursuant to Section 23B.32.040.
- **# of Speakers:** 10
- **Motion / Second:** P. Sheahan / S. Donaldson
- **Vote:** 9-0-0-0
- **Action:** CONTINUED off 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 detached, two-story, three-bedroom, single-family dwellings of 1,838 and 1,883 square feet, respectively.

Zoning: R-1A – Limited Two-family Residential

CEQA Determination: Categorically exempt pursuant to Sections 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

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

Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426

Recommendation: APPROVE pursuant to Section 23B.32.040.

# of Speakers: 5

Motion / Second: T. Clarke / S. Donaldson

Vote: 9-0-0-0

Action: APPROVED

1. Approval of Action Minutes from March 23, 2017

Recommendation: APPROVE

Action: CONTINUED to April 27, 2017

Adjourned 10:30 PM

Members of the Public:

Present: 31

Speakers: 21