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
Leah Simon-Weisberg, appointed by Councilmember Davila
John Selawsky, appointed by Councilmember Bartlett
Shoshana O’Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Carrie Olson, appointed by Councilmember Harrison

Excused: Brazile Clark; Patrick Sheahan

Ex Parte Communication Disclosures:
I. Tregub: For 2210 – 2212 Martin Luther King Jr. Way project I spoke with Kristin Personett and Anil Daryani.

Public Comment:
Speakers: 1

Agenda Changes:
Move Item #2, 3014 College Avenue, to the action calendar.

Consent Calendar:

1. Approval of Action Minutes from July 27, 2017
   Recommendation: APPROVE
   Motion / Second: J. Selawsky/C. Olson
   Vote: 7-0-1-0 (S. O’Keefe: Abstain)
   Action: APPROVED
Consent Calendar (Continued):

3. 1436 Campus Drive: Continued from July 13, 2017
   
   Application: Use Permit #ZP2016-0062 to construct a 4,195 square-foot, single-family dwelling with an integrated 748 square-foot accessory dwelling unit, and a two-car parking structure in the front yard setback, on a 6,082 square-foot vacant parcel.

   Zoning: R-1(H) – Single Family Residential, Hillside Overlay District
   CEQA Determination: CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines Section 15270)
   Applicant/Owner: Nga Pham and Maxim Noginov, 103 Murlagan Avenue #B, Mountain View
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
   Recommendation: DENY Use Permit ZP2016-0062 pursuant to Section 23B.32.040.
   Motion / Second: J. Selawsky/C. Olson
   Vote: 8-0-0-0
   Action: DENIED

4. 1155 Hearst Avenue – New Public Hearing
   
   Application: Use Permit #ZP2016-0028 to merge two lots, substantially rehabilitate seven existing dwelling units, and construct eleven new dwelling units

   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (“In-Fill Development Projects”).
   Applicant/Owner: Hearst Avenue Cottages, LLC c/o Rhoades Planning Group, 46 Shattuck Square, Suite 11
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-74126
   Recommendation: CONTINUE to September 28, 2017
   Motion / Second: J. Selawsky/C. Olson
   Vote: 8-0-0-0
   Action: CONTINUED to September 28, 2017
Action Calendar (Continued):

2. 3014 College Avenue – Continued from July 27, 2017

   Application: Use Permit #ZP2016-0214 to raise an existing three-story, four-unit apartment building, which is non-conforming, by 2 feet 6 inches and construct a 1,207 square-foot, two-story rear addition. The addition and interior renovations would increase the number of bedrooms on the parcel from four to eight.

   Zoning: R-2A – Restricted Multiple Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines
   Applicant: Scott Galka, 562 61st Street, Oakland
   Owner: Bob McCarrick, 11555 Dublin Blvd, Dublin
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #ZP2016-0214 pursuant to Section 23B.32.040.
   # of Speakers 1
   Motion / Second: T. Clarke/J. Selawsky
   Vote: 8-0-0-0
   Action: APPROVED with additional condition of approval

Discussion and Comments Items:

   Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public and other interested parties. No action will be taken.

5. 2100 San Pablo Avenue - Preview

   Application: Project Preview for Use Permit #ZP2016-0034 to demolish an existing, single-story commercial building, and construct a new 60,428 square foot, four-story, 52 foot tall mixed-use building containing a 92 unit Residential Care Facility with 2,491 square feet of commercial space and 720 square feet of wellness center/club at the ground level. The project would also include grade level parking for 33 vehicles, as well as 12 bicycle parking spaces.

   Zoning: West Berkeley Commercial (C-W).
   CEQA Determination: An Initial Study is being prepared.
   Applicant/Owner: Spirit Residential Group, LLC, 45 Ross Ave, San Anselmo
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   Recommendation: Hold a Public Hearing and Provide Advisory Comments.
   # of Speakers: 4
   Action: Comments Provided
Action Calendar (Continued):

6. 2210 and 2212 Martin Luther King Jr. Way – Continued from July 27, 2017
   Application: Variance and Administrative Use Permit #ZP2016-0194 to expand and convert the existing two-story, 2,723 square foot building, that contains a dwelling and a child care center, as follows: 1) convert the existing ground floor child care center to a dwelling unit; 2) construct a 1,166 square-foot, two-story addition to the rear to create a dwelling; 3) allow a total of three units on this parcel when the maximum permissible number of units is two based on the size of this lot; and 4) provide one parking space when three are required.
   Zoning: R-2 – Restricted Two Family Residential District
   CEQA Determination: CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines Section 15270)
   Applicant: Kristin Personett, 6140 Johnson Drive, Oakland
   Owner: Nhan Nguyen Le, 582 18th Avenue, San Francisco
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   Recommendation: DENY Variance and Administrative Use Permit #2016-0194 pursuant to Section 23B.44.030
   # of Speakers: 2
   Motion / Second: D. Pinkston/J. Selawsky
   Vote: 8-0-0-0
   Action: CONTINUED to date uncertain

7. 2212 Tenth Street – New Public Hearing
   Application: Remand of Use Permit #ZP2016-0129 to (1) demolish an existing 1,080 square foot, single-family dwelling and detached accessory structure, (2) construct two detached, two-story dwellings totaling approximately 3,714 square feet.
   Zoning: Zoning: R-1A – Limited Two-Family Residential
   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
   Owner: Alon Danino, 1493 Firebird Way, Sunnyvale
   Staff Planner: Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7415
   Recommendation: APPROVE Use Permit #ZP2016-0129 pursuant to Section 23B.32.040
   # of Speakers: 8
   Motion / Second: T. Clarke /C. Kahn
   Vote: 8-0-0-0
   Action: APPROVED with additional conditions of approval

Adjourned in memory of Calvin Fong and the Victims of Charlottesville at 10:51 PM

Members of the Public:
Present: 34
Speakers: 16