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
- Patrick Sheahan, appointed by Councilmember Davila
- John Selawsky, appointed by Councilmember Bartlett
- Shoshana O'Keefe, appointed by Councilmember Hahn
- Charles Kahn, appointed by Councilmember Wengraf
- Rigel Robinson, appointed by Councilmember Worthington
- Carrie Olson, appointed by Councilmember Harrison

Excused Absence:
- Brazile Clark

Ex Parte Communication Disclosures:
- P. Sheahan: Spoke with Rick Auerbach regarding 1050 Parker Street

Public Comment:
- Speakers: 0

Consent Calendar:
1. Approval of Action Minutes from November 30, 2017
   - Recommendation: APPROVE
   - Motion / Second: T. Clarke / J. Selawsky
   - Vote: 9-0-0-0
   - Action: APPROVED.
2. 2355 Telegraph Avenue – New Public Hearing

Application: Use Permit ZP#2017-0167 to establish a 3,219-square-foot quick-service restaurant (change in use from a full-service restaurant).

Zoning: C-T – Telegraph Avenue Commercial

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

Applicant/Owner: RP Cambridge LP, 150 Post Street, Suite 320, San Francisco

Recommendation: APPROVE Use Permit #ZP2017-0167 pursuant to Section 23B.32.030

Motion / Second: T. Clarke / J. Selawsky

Vote: 9-0-0-0

Action: APPROVED.

3. 2538-2542 Durant Avenue – New Public Hearing

Application: Use Permit #ZP2016-0172 to merge two parcels and construct a new five-story, mixed use building with 32 dwelling units including Variance to permit dwelling units on the ground floor next to and behind an existing 12-unit apartment building.

Zoning: C-T – Telegraph Avenue Commercial

CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Applicant: Kirk Peterson & Associates Architects, 5253 College Avenue, Oakland

Owner: Tim & Marley Lyman, PO Box 10608, San Rafael

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

Recommendation: CONTINUE off Calendar.

Motion / Second: T. Clarke / J. Selawsky

Vote: 9-0-0-0

Action: CONTINUED off Calendar.
Action Calendar:

4. **1805 Franklin Street – Appeal**
   - **Application:** Appeal of Decision of Administrative Use Permit #ZP2017-0047 for a project that would construct a 148 square-foot first floor and 921 square-foot second floor addition with an average height of 26 feet 8 inches to an existing one-story, 1,074 square-foot single-family dwelling culminating in one new bedroom, two new bathrooms, and an enlarged kitchen and dining area.
   - **Zoning:** R-2 – Restricted Two-Family Residential
   - **CEQA Determination:** Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”)
   - **Applicant/Owner:** George Hull and Julie Jaros, 1805 Franklin Street, Berkeley
   - **Appellant:** Karen Flynn, 1364 Delaware Street, Berkeley
   - **Staff Planner:** Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   - **Recommendation:** DISMISS APPEAL and APPROVE Administrative Use Permit #ZP2016-0047 pursuant to Section 23B.28.060.C.1
   - **# of Speakers:** 2
   - **Motion / Second:** C. Olson / J. Selawsky
   - **Vote:** 9-0-0-0
   - **Action:** DISMISSED APPEAL AND APPROVED with amendments to Conditions of Approval.

5. **2100 San Pablo Avenue – New Public Hearing**
   - **Application:** Use Permit #ZP2016-0034 to demolish an existing, unoccupied single-story, former U-Haul rental facility, and construct a new 60,428 square foot, four-story, 48 foot tall mixed-use building containing a 96-unit Residential Care Facility with 3,369 square feet of combined ground floor commercial space for restaurant, flower shop, personal household and club/wellness center uses. The project would include grade level parking for 33 vehicles as well as 12 bicycle parking spaces.
   - **Zoning:** C-W – West Berkeley Commercial.
   - **CEQA Determination:** Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines.
   - **Applicant/Owner:** Ali Kia Shabahangi, Spirit Residential Group, LLC, 45 Ross Ave, San Anselmo
   - **Staff Planner:** Immanuel Bereket, ibereket@cityofberkeley.info, (510) 981-7425
   - **Recommendation:** APPROVE Use Permit #ZP2016-0034 pursuant to Section 23B.32.030.
   - **# of Speakers:** 3
   - **Motion / Second:** C. Olson / P. Sheahan
   - **Vote:** 9-0-0-0
   - **Action:** APPROVED with amendments to Conditions of Approval.
6. 2928 Ellsworth Street – New Public Hearing

Application: Use Permit #ZP2016-0232 to construct a 130-square-foot, ground floor addition and renovate an existing two-story four-bedroom dwelling into an eight bedroom dwelling; to convert the existing detached garage into an accessory dwelling unit; and to construct a 125-square-foot detached accessory building with full bathroom.

Zoning: R-2 – Restricted Two-Family Residential

CEQA Determination: Categorically exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures,” respectively).

Applicant/Owner: Theodore Ekman, 2928 Ellsworth Street, Berkeley

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

Recommendation: APPROVE Use Permit #2016-0323 pursuant to Section 23B.32.030

# of Speakers: 2

Motion / Second: C. Kahn / J. Selawsky

Vote: 7-1-1-0 (No: T. Clarke; Abstain: S. O'Keefe)

Action: DENIED.

7. 1050 Parker Street – New Public Hearing

Application: Use Permit #ZP2016-0170 to construct a 61,000 square-foot, three-story commercial building with 750 square feet of quick service food retail space and pocket park fronting San Pablo Avenue, 119 automobile parking spaces on the ground floor, 20,400 square-foot medical office space and 40,600 square-foot research and development space on the second and third floors, and 50 bicycle parking spaces on a split-zoned property in the West Berkeley Mixed Use Light Industrial (MU-LI) and Commercial (CW) areas.

Zoning: MU-LI – Mixed Use Light Industrial, C-W – West Berkeley Commercial

CEQA Determination: An Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared for this project pursuant to the provisions of CEQA.

Applicant: Christopher Barlow, 1120 Nye Street, Suite 400, San Rafael

Owner: 2600 Tenth Street, LLC, c/o Wareham Property Management, 1120 Nye Street, San Rafael

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

Recommendation: APPROVE Use Permit #2015-03238 pursuant to Section 23B.32.030

# of Speakers: 3

Motion / Second: T. Clarke / C. Kahn

Vote: 8-1-0-0 (No: C. Olson)

Action: APPROVED with amendments to Conditions of Approval.

Adjourned in Memory of Ed Lee, Mayor of San Francisco at 10:25 PM

Members of the Public:
Present: 16
Speakers: 10