Preliminary Matters:

Roll Call:
- Igor Tregub (Chairperson), appointed by Mayor Arreguin
- Savlan Hauser, appointed by Councilmember Droste, arrived at 7:24 PM
- 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
- Brazil Clark, appointed by Councilmember Worthington
- Carrie Olson, appointed by Councilmember Harrison
- Charles Kahn, appointed by Councilmember Wengraf

Excused Absence:
- Denise Pinkston

Ex Parte Communication Disclosures:
- I. Tregub: I spoke to Steve Finacom and Jason Overman about 2190 Shattuck Avenue.

Public Comment:
- Speakers: 1

Agenda Changes:
- Move item #2, 2524 Dwight Way, to the Action Calendar.
Consent Calendar:

1. Approval of Action Minutes from January 11, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson/J. Selawsky
   Vote: 6-0-3-0 (Abstain: B. Clark, T. Clarke, S. Hauser)
   Action: APPROVED

3. 1120 Second Street – New Public Hearing
   Application: Use Permit #ZP2017-0072 to establish a new, roof-top wireless telecommunications facility operated by AT&T Wireless on an existing, self-storage building to replace the facility at 1255 Eastshore Highway due to site redevelopment.
   Zoning: M – Manufacturing
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Minor Modifications to Existing Facilities").
   Applicant: Misako Hill, Senior Project Manager, J5 Infrastructure Partners, representing AT&T Mobility, 1075 45th Street, Emeryville
   Owner: Public Storage Inc./Dept. CA 22322, P.O. Box 25025, Glendale, CA
   Staff Planner: Layal Newfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2017-0072 pursuant to Section 23B.32.040.
   Motion / Second: C. Olson / J. Selawsky
   Vote: 9-0-0-0
   Action: APPROVED
Action Calendar:

6. 2190 Shattuck Avenue – EIR Certification
   Application: Certification of the Final Infill Environmental Impact Report (Final EIR) for Use Permit ZP2016-0117 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. Approximately 103 parking spaces would be provided in a two-level subterranean garage accessed from Allston Way. Consistent with CEQA Guidelines Section 15090, the ZAB must certify that the Final EIR has been completed in compliance with CEQA and reflects the lead agency’s independent judgment; the Final EIR must be reviewed and considered prior to approving the project. The action item before the ZAB on January 25, 2018 is for certification of the Final EIR only; consideration of project approvals will be at a later date.

   Zoning: C-DMU (Downtown Mixed-Use District)
   CEQA Determination: An Infill EIR was prepared.
   Applicant: Mill Creek Residential, Don Peterson, 411 Borel Avenue, Suite 405, San Mateo
   Owner: PR III Shattuck LLC, 2190 Shattuck Avenue, Berkeley
   Lead Agency: City of Berkeley, Planning and Development Department, Land Use Planning Division, 1947 Center Street, 2nd Floor, Berkeley
   Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426
   Recommendation: Accept public comment, and CERTIFY the Final EIR for the 2190 Shattuck Avenue Project.
   # of Speakers: 12
   Motion / Second: B. Clark / S. Hauser
   Vote: 5-2-2-0 (No: J. Selawsky, C. Olson; Abstain: P. Sheahan, S. O’Keefe)
   Action: CERTIFIED the Final EIR
Action Calendar (Continued):

2. 2524 Dwight Way – New Public Hearing
   Application: Use Permit #ZP2016-0253 to construct a new, two-story single-family residence of approximately 2,420 square feet and 23 feet in average height at the rear of an existing residence; to reduce the required minimum, rear yard setback for the new residence from 15 feet to 7.33 feet; to create a new, two-vehicle tandem parking arrangement within the front yard setback of the existing residence where one parking space already exists; and to operate the new residence by-right as a mini-dorm.

   Zoning: R-3 – Multi-Family Residential District
   CEQA Determination: Categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (“In-Fill Development Projects”).
   Applicant: NCR Properties LLC, c/o Rhoades Planning Group, Oakland
   Owner: NCR Properties LLC, 1958 A University Ave., Berkeley
   Staff Planner: Fatima Crane, FCrane@cityofberkeley.info, (510) 981-741
   Recommendation: APPROVE Use Permit #ZP2017-0253 pursuant to Section 23B.32.040.
   # of Speakers: 4
   Motion / Second: T. Clarke / C. Olson
   Vote: 8-1-0-0 (No: P. Sheahan)
   Action: APPROVED with additions to the conditions of approval.

4. 1734 Spruce Street – Continued from April 27, 2017
   Application: Use Permit #ZP2016-0174 to legalize a seventh dwelling unit within an existing three-story, six-unit, 5,134 square-foot apartment building and add bedrooms resulting in thirteen bedrooms on the parcel.

   Zoning: R-3H, Multiple Family Residential with Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
   Applicant: Warren Yee, 646 Santa Fe Avenue, Albany
   Owner: 1734 Spruce LLC, 5327 Jacuzzi Street Suite 3E2, Richmond
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7543
   Recommendation: APPROVE Use Permit #2016-0174 pursuant to Section 23B.32.040.
   # of Speakers: 7
   Motion / Second: T. Clarke / J. Selawsky
   Vote: 8-0-1-0 (Abstain: P. Sheahan)
   Action: APPROVED with additions to the conditions of approval.
Action Calendar (Continued):

5. 2556 Telegraph Avenue – The Village – New Public Hearing

Application: Use Permit ZP2015-0096 to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 44,593 square-foot, five-story, 64'-5" tall, mixed-use building with 22 dwelling units, two Live-Work units, and 3,358 square feet of commercial space.

Zoning: C-T (Telegraph Avenue Commercial)

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

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

Contract Planner: Steven Ross, Steven.Ross@lsa.net, (510) 236-6810

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

Recommendation: APPROVE Use Permit #2015-0096 pursuant to Section 23B.32.040.

# of Speakers: 20

Motion / Second: T Clarke / C. Kahn

Vote: 9-0-0-0

Action: APPROVED

Adjourn: 11:43 PM

Members of the Public:

Present: 40

Speakers: 44