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
- Deborah Matthews, appointed by Councilmember Wengraf
- Carrie Olson, appointed by Councilmember Harrison

Absent:
- Brazile Clark

Ex Parte Communication Disclosures:
- I. Tregub: I spoke with Rena Rickles about the project at 749 Contra Costa Avenue
- D. Pinkston: I spoke with Rena Rickles about the project at 749 Contra Costa Avenue

Public Comment:
- Speakers: 0
Consent Calendar:

1. Approval of Action Minutes from March 22, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / D. Matthews
   Vote: 6-0-2-1 (Abstain: J. Selawsky, D. Matthews; Absent: B. Clark)
   Action: APPROVED

3. 800 University Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0171 to establish beer and wine retail sales and service in an existing 1,175 square foot tenant space.
   Zoning: C-W – West Berkeley Commercial
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities").
   Applicant: Baby Grape LLC, Thongsamut Putthongvilai, 1389 Jefferson Street, Unit A309, Oakland
   Owner: R & S 5th Street Apartments LLC, 2025 Fourth Street, Berkeley
   Staff Planner: Jim Frank, JFrank@cityofberkeley.info, (510) 981-7548
   Recommendation: APPROVE Use Permit #ZP2017-0171 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / D. Matthews
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED

4. 1609 Eighth Street – New Public Hearing
   Application: Use Permit #ZP2018-0003 to reconstruct a one-story, 1,012 square-foot single-family dwelling with attached garage at the front of a parcel due to an inadvertent demolition.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines ("New Construction or Conversion of Small Structures" and "In-Fill Development," respectively).
   Applicant/Owner: Steve Mann and Betty Ated, 1611 Eighth Street, Berkeley
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: APPROVE Use Permit #ZP2018-0003 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / D. Matthews
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED
Consent Calendar (Continued):

5. 1436 Campus Drive – New Public Hearing
   Application: Remand of Use Permit ZP#2016-0062 to construct a new 4,195 sq. ft.
   single-family dwelling with an accessory dwelling unit, 5 bedrooms total, and
   a parking structure in the front yard setback.
   Zoning: R-1(H) – Single-family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt under Section 15303(a) and 15332 of the CEQA
   Guidelines (“New construction of a single-family residence in a residential zone” and “In-Fill Development,” 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: DENY Use Permit #ZP2016-0062 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / D. Matthews
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: DENIED

Action Calendar:

2. 1330 Summit Road – Continued from November 30, 2017
   Application: Use Permit #ZP2015-0111 to construct a new, approximately 3,950 sq. ft.,
   three-story, 29’-11” in average height, single-family residence, on a vacant,
   5,684 sq. ft. hillside lot with a 2’ front yard setback where a minimum of 20’ is
   required.
   Zoning: R-1(H) – Single-family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15303 and 15332 of the CEQA
   Guidelines (“New Construction or Conversion of Small Structures” and “In-Fill
   Development,” respectively).
   Applicant: Minxi Liu, 812 5th Avenue, Oakland
   Owner: Hui Qing Lu, 30 Hill Road, Berkeley
   Staff Planner: Sydney Stephenson, sstephenshon@cityofberkeley.info, (510) 981-7488
   Recommendation: APPROVE Use Permit #ZP2015-0111 pursuant to Section 23B.32.030.
   # of Speakers: 2
   Motion / Second: T. Clarke / S. O’Keefe
   Vote: 7-1-0-1 (No: P. Sheahan; Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval
Action Calendar (Continued):

6. 1446 Fifth Street – New Public Hearing
   Application: Remand of Administrative Use Permit #ZP2016-0247 to construct 4 detached, 3-story, approximately 1,800 square-foot, single-family dwellings, each with an average height of 33’, on a 5,744 square-foot vacant parcel.
   Zoning: MU-R – Mixed Use-Residential
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
   Applicant/Owner: 1446 Fifth Street, LLC, 805 Jones Street, Berkeley
   Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433
   # of Speakers: 8
   Motion / Second: D. Pinkston / T. Clarke
   Vote: 5-1-2-1 (No: I. Tregub; Abstain: P. Sheahan, S. O’Keefe; Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval

7. 749 Contra Costa Avenue – New Public Hearing
   Application: Administrative Use Permit #ZP2016-0133 to construct a 618-square-foot addition on an existing 2,257-square-foot, three-story, single-family dwelling
   Zoning: R-1(H) – Single-family Residential District, Hillside Overlay
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Robert Pennell, Jarvis Architects, 5278 College Avenue, Oakland
   Owner: Aleyda and Chris Swain, 749 Contra Costa Avenue, Berkeley
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
   # of Speakers: 24
   Motion / Second: C. Olson / J. Selawsky
   Vote: 8-0-0-1 (Absent: B. Clark)
   Action: APPROVED with amendments to the Conditions of Approval
8. 1711 & 1713 Martin Luther King Jr. Way – New Public Hearing

Application: Use Permit & Variance #ZP2017-0179 to (1) legalize the conversion of existing commercial spaces to residential use in the front building thereby increasing the number of dwellings from one to two; (2) legalize the conversion of a first floor non-residential space to two dwellings and the creation of one dwelling on the second floor in the rear building thereby increasing the number of dwellings from one to four; (3) add a bedroom addition on the first floor of the rear building; (4) increase the total number of bedrooms on the parcel from three to 15; and (5) reduce required off-street parking spaces from eight to two, and provide parking in two tandem parking spaces.

Zoning: R-2A – Restricted Multiple-Family Residential District

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: Rhoades Planning Group, c/o Mark Rhoades, 46 Shattuck Square, Suite 11, Berkeley

Owner: Key Route Partners, LLC, et als., 6522 Telegraph Avenue, Oakland

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

Recommendation: Direct Staff to prepare Findings and Conditions for adoption at a subsequent meeting of the Zoning Adjustments Board reflecting a majority vote.

# of Speakers: 1

Motion / Second: D. Pinkston / C. Olson

Vote: 8-1-0-1 (No: P. Sheahan; Absent: B. Clark)

Action: Directed staff to prepare Findings and Conditions for Approval

Adjourn: 12:20 AM

Members of the Public:
Present: 53
Speakers: 35