Preliminary Matters:

Roll Call:
- Igor Tregub (Chairperson), appointed by Mayor Arreguin
- Denise Pinkston, appointed by Councilmember Droste
- Teresa Clarke, appointed by Councilmember Maio
- Shoshana O’Keefe, appointed by Councilmember Hahn
- Charles Kahn, appointed by Councilmember Wengraf
- Fred Dodsworth, appointed by Councilmember Bartlett
- Brazile Clark, appointed by Councilmember Worthington
- Carrie Olson, appointed by Councilmember Harrison

Absent:
- J. Selawsky
- P. Sheahan

Ex Parte Communication Disclosures:
None.

Public Comment:
Speakers: 2
Consent Calendar:

1. Approval of Action Minutes from May 24, 2018
   - Recommendation: APPROVE
   - Motion / Second: C. Olson / D. Pinkston
   - Vote: 8-0-0-1 (Absent: P. Sheahan)
   - Action: APPROVED

2. 1140 Wildcat Canyon Road – New Public Hearing
   - Application: Use Permit #ZP2015-0234 to construct a 3,748 square foot, three story, single family house, including a 400 square foot two-car garage with an average building height of 17 feet on an existing 8,804 square foot vacant lot in Berkeley Hills.
   - Zoning: R-1(H) – Single-Family Residential, Hillside Overlay
   - CEQA Determination: Categorically exempt pursuant to Sections 15303 and 15332 (“New Construction or Conversion of Small Structures” and “In-Fill Development,” respectively) of the CEQA Guidelines.
   - Applicant/Owner: Vittorio Salvo, 131 Reed Blvd., Mill Valley, CA
   - Michael Cooney, 862 Barcarmil Way, Naples, FL
   - Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   - Recommendation: APPROVE Use Permit #ZP2015-0234 pursuant to Section 23B.32.030.
   - Motion / Second: C. Olson / D. Pinkston
   - Vote: 8-0-0-1 (Absent: P. Sheahan)
   - Action: APPROVED

3. 2851 Buena Vista Way – New Public Hearing
   - Application: Use Permit ZP#2017-0145 to 1) demolish an existing two-story, 2,231-square-foot single-family dwelling and detached garage, and 2) construct a three-story, 2,853-square-foot single-family dwelling.
   - Zoning: R-1(H) – Single Family Residential District, Hillside Overlay
   - 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/Owner: Jasmit Rangr, 1234 Grizzly Peak Blvd., Berkeley
   - Alfred Jessel and Inderpal Grewal, 301 Ogden Street, New Haven, CT
   - Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
   - Recommendation: APPROVE Use Permit #ZP2017-0145 pursuant to Section 23B.32.030.
   - Motion / Second: C. Olson / D. Pinkston
   - Vote: 8-0-0-1 (Absent: P. Sheahan)
   - Action: APPROVED
Consent Calendar (Continued):
4. 2145 Grant Street – New Public Hearing

**Application:** Use Permit #ZP2017-0186 to construct a detached, two-story, 2,434-square-foot single-family dwelling at the rear of a parcel that contains an existing two-story, 1,351-square-foot single-family dwelling, and to reduce the building separation below the district standard.

**Zoning:** R-2 – Restricted Two-Family Residential

**CEQA Determination:** Categorically exempt pursuant to Sections 15303 and 15332 (“New Construction or Conversion of Small Structures” and “In-Fill Development,” respectively) of the CEQA Guidelines.

**Applicant/Owner:** Mai Nguyen, c/o Mikiten Architecture, 2415 Fifth Street, Berkeley
Mai Nguyen, 886 Colusa Avenue, Berkeley

**Staff Planner:** Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

**Recommendation:** APPROVE Use Permit #ZP2017-0186 pursuant to Section 23B.32.030.

**Motion / Second:** C. Olson / C. Kahn
**Vote:** 8-0-0-1 (Absent: P. Sheahan)
**Action:** APPROVED

Discussion: Project Preview

5. 1110 University Avenue – Project Preview

**Application:** Use Permit ZP#2017-0035 to 1) demolish the existing mixed-use building (dry cleaners and 8 rent-controlled units); and 2) construct a 5-story, 55’-tall, mixed-use building with 36 units (including 12 BMR units), and 2,731 square feet of ground-floor commercial space.

**Zoning:** C-1 – General Commercial District

**CEQA Determination:** An Initial Study is being prepared to evaluate the potential environmental impacts from the project, and a mitigated negative declaration is anticipated. The CEQA determination will be made upon the conclusion of the initial study.

**Applicant:** Stephen Parker, 4096 Piedmont Avenue # 191, Oakland
**Owner:** 1110 University Avenue LLC, 4096 Piedmont Avenue # 191, Oakland
**Staff Planner:** Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

**Recommendation:** Hold a public hearing and provide advisory comments.

**# of Speakers:** 5

**Action:** Held a Public Hearing and Provided Comments.
Action Calendar:

6. 2633 Marin Avenue – New Public Hearing

Application: Administrative Use Permit #ZP2017-0159 to construct a new accessory dwelling unit with a maximum height of 20'7" above an existing 1-story, 2-car garage, allow a line of shrubs that exceeds 6’ in height at the east property line, and allow an outdoor hot tub within the rear yard setback on a hillside lot with an existing 2-story single-family dwelling.

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

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

Applicant/Owner: Prester Wilson and Melissa Seka-Wilson, 2633 Marin Avenue, Berkeley

Staff Planner: Lucy Sundelson, LSundelson@cityofberkeley.info, (510) 981-7433

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: 5

Motion / Second: C. Kahn / C. Olson

Vote: 8-0-0-1 (Absent: P. Sheahan)

Action: APPROVED

Adjourn: 10:15 PM

Members of the Public:

Present: 30
Speakers: 12