Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, June 28, 2018 – 7:07 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley (Wheelchair Accessible)

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
Brazile Clark, appointed by Councilmember Worthington (left at 11:20PM)
Carrie Olson, appointed by Councilmember Harrison

Absent: None

Ex Parte Communication Disclosures:
I. Tregub: I spoke with Christina Oatfield about Berkeley Honda; I met with a group of neighbors, as well as Tim Frank, about the project at 3000 Shattuck Avenue.

Public Comment:
Speakers: 3

Information Item: 2777 Shattuck Avenue, Berkeley Honda
# of Speakers: 6
Motion / Second: J. Selawsky / C. Olson
Vote: 9-0-0-0
Action: Place item on future ZAB Agenda to review compliance with Conditions of Approval regarding Use Permit #ZP2015-0102.
Consent Calendar:

1. Approval of Action Minutes from June 14, 2018
   Recommendation: APPROVE
   Motion / Second: B. Clarke / C. Olson
   Vote: 9-0-0-0
   Action: APPROVED

Action Calendar:

2. 3000 Shattuck Avenue – Continued from May 10, 2018
   Application: Use Permit #ZP2015-0229 0229 to demolish a gas station structure and construct a five-story, 40,557 square foot mixed-use building with ground-floor retail uses and 23 dwellings.
   Zoning: C-SA – South Area Commercial
   CEQA Determination: Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines
   Applicant/Owner: 3000 Shattuck Avenue LLC., 1958A University Avenue, Berkeley
   Michael Cooney, 862 Barcarmil Way, Naples, FL
   Staff Planner: Layal Nawfal, LNawfal@cityofberkeley.info, (510) 981-7424
   Recommendation: ADOPT the proposed negative declaration and APPROVE Use Permit #ZP2015-0229 pursuant to Section 23B.32.030.
   # of Speakers: 19
   Motion / Second: P. Sheahan / J. Selawsky
   Vote: 7-2-0-0 (No: T. Clarke, D. Pinkston)
   Action: Denied

3. 1331 Ashby Avenue – New Public Hearing
   Application: Use Permit #ZP2017-0205 to (1) demolish an existing 1,922 square foot, one-story single-family dwelling and detached accessory structure; and (2) construct six dwelling units in three detached, three-story (34’-11” tall) buildings, with six automobile parking spaces.
   Zoning: R-3 – Multiple-Family Residential District
   CEQA Determination: Categorically exempt pursuant to Section 15301 and 15332 of the CEQA Guidelines (“Existing Facilities” and “In-Fill Development Projects,” respectively)
   Applicant/Owner: Devi Dutta-Choudhury, 928 Carleton Street, Berkeley
   Amir Sohi, 173 Glen Court, Walnut Creek
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425
   Recommendation: APPROVE Use Permit #ZP2017-0205 pursuant to Section 23B.32.030.C.
   # of Speakers: 8
   Motion / Second: C. Olson / D. Pinkston
   Vote: 7-1-0-1 (No. T. Clarke; Absent: B. Clark)
   Action: CONTINUED off Calendar

Adjourn: 12:04 AM
Members of the Public:
Present: 46
Speakers: 35