Action Minutes
Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, August 23, 2018 – 7:10 PM

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

Preliminary Matters:

Roll Call:
Shoshana O’Keefe, appointed by Councilmember Hahn
Charles Kahn, appointed by Councilmember Wengraf
Carrie Olson, appointed by Councilmember Harrison
Savlan Hauser, appointed by Councilmember Droste
Leah Simon-Weisberg, appointed by Councilmember Davila
Dohee Kim, appointed by Councilmember Worthington
Jackie Zaneri, appointed by Mayor Arreguin
Maria Poblet, appointed by Councilmember Bartlett
Teresa Clarke, appointed by Councilmember Maio (Arrived at 8:10 p.m.)

Excused Absences:
I. Tregub
D. Pinkston
P. Sheahan
J. Selawsky

Resigned:
B. Clark

Ex Parte Communication Disclosures:
S.O’Keefe: Discussed 1155-73 Hearst and 1110 University with Igor Tregub and talked to John Selawsky regarding 1110 University.
C.Kahn: Was contacted by Bill Schroeder but did not have time to get back to him.

Public Comment:
Speakers: 0
Consent Calendar:

1. Approval of Action Minutes from July 26, 2018
   Recommendation: APPROVE
   Motion / Second: C. Olson / L. Simon-Weisberg
   Vote: 8-0-0-1 (Absent: T. Clarke)
   Action: CONTINUED TO SEPTEMBER 27, 2018.

2. 2510 Channing – New Public Hearing
   Application: Use Permit #ZP2018-0061 to employ State Density Bonus to a previously approved seven-story, 36 dwelling unit mixed use project resulting in an eight-story, 40 dwelling unit mixed use building.
   Zoning: C-T – Telegraph Avenue Commercial District
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Dave Johnson, Johnson Lyman Architects, 1375 Locust Street, #202, Walnut Creek, CA 94596
   Owner: The Austin Group LLC, 64 Oak Road, Alamo, CA 94507
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2018-0061 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / L. Simon-Weisberg
   Vote: 8-0-0-1 (Absent: T. Clarke)
   Action: APPROVED

3. 2120 Berkeley Way – New Public Hearing
   Application: Use Permit #ZP2018-0087 to modify Use Permit #ZP2015-0153, which allowed the renovation of an existing three-story, 22,864-square-foot office building and construction of a three-story, 20,889-square-foot office space addition, to convert the ground floor retail space to office use, convert decks on floors four through six to interior office use, and add open space on the roof.
   Zoning: C-DMU (Downtown Mixed Use, Outer Core Sub-Area)
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Berkeley Way, LLC, c/o Mark Rhodes, Rhodes Planning Group, 1611 Telegraph Avenue, Ste. 200, Oakland, CA 94612
   Owner: Berkeley Way, LLC., 1958 University Avenue, Berkeley, CA 94704
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425; Shannon Allen, ShAllen@cityofberkeley.info, (510) 981-7430
   Recommendation: APPROVE Use Permit #ZP2018-0087 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / L. Simon-Weisberg
   Vote: 8-0-0-1 (Absent: T. Clarke)
   Action: APPROVED
Consent Calendar (Continued):

4. 811 University – New Public Hearing
   Application: Use Permit #2018-0038 to change a use from commercial use to a private school for grades 6 through 12, with a maximum of 65 students and 25 teachers/staff at any time, within the 9,860-square foot first floor of an existing commercial building.
   Zoning: West Berkeley Commercial District (C-W)
   CEQA Determination: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
   Applicant: Lindsey Leblanc, Fusion Academy
   72 Monroe Center NW, Suite B, Grand Rapids, MI 49503
   Owner: Dana Ellsworth, Rue-Ell Enterprises, Inc
   2437 Durant Avenue, Berkeley, CA 94704
   Staff Planner: Immanuel Bereket, IBereket@cityofberkeley.info, (510) 981-7425; Shannon Allen, ShAllen@cityofberkeley.info, (510) 981-7430
   Recommendation: APPROVE Use Permit #ZP2018-0038 pursuant to Section 23B.32.030.
   Motion / Second: C. Olson / L.-Simon-Weisberg
   Vote: 8-0-0-1 (Absent: T. Clarke)
   Action: APPROVED with amendments to the Findings and Conditions of Approval.

5. 1155-73 Hearst – Continued from August 24, 2017
   Application: Use Permit #ZP2016-0028 to develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
   Applicant: Hearst Avenue Cottages, LLC c/o Rhoades Planning
   Owner: Group, 46 Shattuck Square, Suite 11, Berkeley, CA 94704
   Staff Planner: Leslie Mendez, LMendez@cityofberkeley.info, (510) 981-7426
   Recommendation: APPROVE Use Permit #ZP2016-0028 pursuant to Section 23B.32.030.
   # of Speakers: 19
   Motion / Second: T. Clarke / S. Hauser
   Vote: 8-0-1-0 (Abstain: M. Poblet)
   Action: APPROVED with amendments to the Findings and Conditions of Approval.

6. 1110 University – New Public Hearing
   Application: Use Permit #ZP2017-0035 to 1) demolish the existing mixed-use building (dry cleaners, hair/nail salon and 8 rent-controlled dwelling units); and 2) construct a five-story, 55-foot-tall, mixed-use building with 36 dwelling units, and 2,731 square feet of ground-floor commercial space.
   Zoning: C-1, General Commercial District; University Avenue Strategic Plan, Node Overlay
CEQA Determination: An Initial Study-Mitigated Negative Declaration (IS-MND) was prepared for this project pursuant to the provisions of CEQA, and circulated for public review from June 19, 2018 to July 18, 2018.

Applicant: Stephen Parker, 4096 Piedmont Avenue # 191, Oakland, CA 94611
Owner: 1110 University Avenue LLC, 4096 Piedmont Avenue # 191, Oakland, CA 94611

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

Recommendation: APPROVE Use Permit #ZP2017-0035 pursuant to Section 23B.32.030.

# of Speakers: 9
Motion / Second: C.Kahn/ C. Olson
Vote: 9-0-0-0

Adjourn: 12:20 AM

Members of the Public:
Present: 52
Speakers: 28