



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, January 10, 2019 - 7:09 PM

Berkeley Unified School District Board Room, 1231 Addison Street, Berkeley  
(Wheelchair Accessible)

### Preliminary Matters:

#### Roll Call:

**Charles Kahn**, appointed by Councilmember Wengraf  
**Dohee Kim**, appointed by Councilmember Robinson  
**Shoshana O'Keefe**, appointed by Councilmember Hahn  
**John Selawsky**, appointed by Councilmember Bartlett  
**Carrie Olson**, appointed by Councilmember Harrison  
**Alexander Sharenko**, appointed by Councilmember Kesarwani  
**Denise Pinkston (Vice Chairperson)**, appointed by Councilmember Droste  
**Igor Tregub (Chairperson)**, appointed by Mayor Arreguin

#### Approved Leave of Absence:

T. Clarke  
P. Sheahan

#### Ex Parte Communication Disclosures:

**A. Sharenko:** Attended a community meeting organized by the sponsors of the project at 2198 San Pablo (Realtex) in May 10, 2018. Met with Realtex staff on September 24, 2018 to find out more about the height and massing of the project proposed for 2198 San Pablo.

#### Public Comment:

Speakers: 0

#### Agenda Changes

None.

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## Consent Calendar:

### 1. Approval of Action Minutes from December 13, 2018

<b>Recommendation:</b>	<b>APPROVE</b>
<b>Motion / Second:</b>	<b>C. Olson / J. Selawsky</b>
<b>Vote:</b>	<b>8-0-0-0</b>
<b>Action:</b>	<b>APPROVED</b>

### 2. [2040 San Pablo Avenue](#) – New Public Hearing

**Application:** Use Permit #ZP2018-0102 for alcoholic beverage sales and alcoholic beverage service through the establishment of a wine bar with retail sales and a tasting counter in an approximately 2,329 sq. ft. tenant space in an existing commercial building with three commercial units.

**Zoning:** C-W, West Berkeley Commercial (tenant space); R-3, Multiple Family Residential (existing rear parking lot)

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

**Applicant:** Sergio Monleon, La Marcha Tapas Bar, 2026 San Pablo Avenue, Berkeley

**Owner:** Ramtin Moghadam, 2021 Blackstone Drive, Walnut Creek

**Staff Planner:** Jerry Hittleman, [jhittleman@rinconconsultants.com](mailto:jhittleman@rinconconsultants.com), (510) 834-4455

**Recommendation:** **APPROVE** Use Permit #ZP2018-0102 pursuant to Section 23B.32.040.

**Motion / Second:** **C. Olson/ J. Selawsky**

**Vote:** **8-0-0-0**

**Action:** **APPROVED**

## Discussion: Project Preview

### 3. [2198 San Pablo Avenue](#) – Project Preview

**Application:** Use Permit #ZP2018-0112 to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units and 56 dwelling units, including 5 available to very low income households. The project would include stacked parking for 20 vehicles and 44 secure bicycle spaces.

**Zoning:** C-W, West Berkeley Commercial

**CEQA Determination:** Categorical Exemption under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (“In-Fill Development Projects”).

**Applicant/ Owner:** Tomas Janik, San Pablo Investors Two, LLC, 505 Sansome Street, Suite 400, San Francisco

**Staff Planner:** Leslie Mendez, [lmendez@cityofberkeley.info](mailto:lmendez@cityofberkeley.info), (510) 981-7426

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

**# of Speakers:** **6**

**Action:** **Held a public hearing and provided comments.**

Adjourn: 8:28 PM

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**Members of the Public:**

**Present: 22**

**Speakers: 6**

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