



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, March 28, 2019 - 7:04 PM

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

Preliminary Matters:

Roll Call:

- Igor Tregub**, appointed by Mayor Arreguin
- Teresa Clarke**, appointed by District 1 (Councilmember Kesarwani)
- Charles Kahn**, appointed by District 6 (Councilmember Wengraf)
- Denise Pinkston (Vice Chairperson)**, appointed by District 8 (Councilmember Droste)
- Shoshana O’Keefe (Chairperson)**, appointed by District 5 (Councilmember Hahn)

Absent: C. Olson

Approved Leave of Absence: P. Sheahan, J. Selawasky, D. Kim

Ex Parte Communication Disclosures: None

Public Comment:

Speakers: 0

Agenda Changes: None

Consent Calendar:

1. Approval of Action Minutes from March 14, 2019	
Recommendation:	APPROVE
Motion / Second:	I. Tregub/ D. Pinkston
Vote:	5-0-0-1 (Absent: C. Olson)
Action:	APPROVED

Consent Calendar (continued)

2. [2518 Durant Avenue](#) – New Public Hearing
Application: Use Permit #ZP2018-0223 to add the service of distilled spirits incidental to

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food service at an existing 12,461 square-foot restaurant and commercial recreation use (billiards) that serves beer and wine.
Zoning: C-T – Telegraph Avenue Commercial
CEQA Categoricaly exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”).
Applicant: Doug Miller, 2516 Durant Avenue, Berkeley
Owner: Ruegg and Ellsworth, 2437 Durant Avenue, Berkeley
Staff Planner: Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548
Recommendation: **APPROVE** Use Permit #ZP2018-0223 pursuant to Section 23B.32.040.
Motion / Second: **I. Tregub/ D. Pinkston**
Vote: **5-0-0-1** (Absent: C. Olson)
Action: **APPROVED**

3. [3212 Adeline Street](#) – New Public Hearing

Application: **Use Permit #ZP2019-0005** to add the service of distilled spirits incidental to food service at an existing 3,250 square-foot restaurant that serves beer and wine.
Zoning: C-SA – South Area Commercial
CEQA Categoricaly exempt pursuant to Section 15301 of the CEQA Guidelines
Determination: (“Existing Facilities”).
Applicant/ Owner: Gezamegn Mengitsu, 22730 Canyon Ridge Place, Castro Valley
Staff Planner: Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548
Recommendation: **APPROVE** Use Permit #ZP2019-0005 pursuant to Section 23B.32.040.
Motion / Second: **I. Tregub/ D. Pinkston**
Vote: **5-0-0-1** (Absent: C. Olson)
Action: **APPROVED**

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Action Calendar:

4. **1711 Martin Luther King Jr. Way – Continued from March 14, 2019**

Application: Use Permit and Variance #ZP2018-0189 to (1) replace a 799 sq. ft. non-conforming commercial space with one dwelling, (2) eliminate 2 existing off-street parking spaces, (3) create 700 sq. ft. of usable open space, (4) increase the total number of bedrooms on the parcel from 15 to 19, and (5) waive 1 parking space that is required for the proposed dwelling.

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

CEQA Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).

Determination:

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

Owner: Key Route Partners, LLC, 6522 Telegraph Avenue, Oakland

Staff Planner: Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: DENY Use Permit #ZP2018-0189 pursuant to Section 23B.32.040.

of Speakers: 1

Motion / Second: I. Tregub/ D. Pinkston

Vote: 4-1-0-1 (No: S. O’Keefe; Absent: C. Olson)

Action: APPROVED with amendments to the Conditions of Approval.

Subcommittee Reports:

- Joint Subcommittee for the Implementation of State Housing Laws (JSISJL)
- Design Review Committee (DRC)

Adjourn: 8:25 PM

Members of the Public:

Present: 6

Speakers: 1
