Preliminary Matters:

Roll Call:
- Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
- Patrick Sheahan, appointed by District 2 (Councilmember Davila)
- John Selawsky, appointed by District 3 (Councilmember Bartlett)
- Carrie Olson, appointed by District 4 (Councilmember Harrison)
- Charles Kahn, appointed by District 6 (Councilmember Wengraf)
- Dohee Kim, appointed by District 7 (Councilmember Robinson)
- Leah Simon-Weisberg, appointed by Mayor Arreguin
- Shoshana O’Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Approved Leave of Absence:
- Igor Tregub
- Denise Pinkston

Ex Parte Communication Disclosures:
- Teresa Clarke: I received an email from Amir Massih [2150-2176 Kittredge Street] but I didn’t open it.
- Charles Kahn: I received an email from Amir Massih; I left him a voicemail stating that I had no questions.
- Dohee Kim: I received an email from Amir Massih; I didn’t reply.
- Leah Simon-Weisberg: I received an email from Amir Massih; I didn’t reply. I received a call from a representative from Friends of Adeline, Margy Wilkinson, related to the project at Kittredge and Bancroft.
- Shoshana O’Keefe: I received an email from Amir Massih, but I didn’t read it.

Public Comment:
Speakers: 1

Agenda Changes: Moved to Action Calendar: 910 Ashby Avenue.
Consent Calendar:

1. Approval of Action Minutes from January 9, 2020
   Recommendation: APPROVE
   Motion / Second: C. Olson / P. Sheahan
   Vote: 6-0-2-0 (Abstain: D. Kim, S. O'Keefe)
   Action: APPROVED

2. 2336 Eighth Street – New Public Hearing
   Application: Use Permit #ZP2017-0206 to construct a 1,242-square-foot, two-story addition, adding two bedrooms (for eight total) to an existing duplex.
   Zoning: R-1A – Limited Two-Family Residential
   CEQA Determination: Categorically exempt pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
   Applicant/Owner: Francis Wong, 926 Channing Way, Berkeley
   Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
   Recommendation: APPROVE Use Permit #ZP2018-0049 pursuant to BMC Section 23B.32.030.
   Motion / Second: C. Olson / P. Sheahan
   Vote: 8-0-0-0
   Action: APPROVED

3. 2212 Ashby Avenue – New Public Hearing
   Application: Use Permit #ZP2018-0049 to construct a 118-square-foot, one-story addition, to enlarge a bedroom and add a bathroom to an existing duplex on a lot that is over density.
   Zoning: R-2A – Restricted Multiple-Family Residential
   CEQA Determination: Categorically exempt pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
   Applicant: Greg VanMechelen, VanMechelen Architects, 732 Gilman Street, Berkeley
   Owner: Hamid and Nayer Bakhtiari, 2212 Ashby Avenue, Berkeley
   Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429
   Recommendation: APPROVE Use Permit #ZP2018-0049 pursuant to BMC Section 23B.32.030.
   Motion / Second: C. Olson / P. Sheahan
   Vote: 8-0-0-0
   Action: APPROVED
Consent Calendar Continued

4. **1872 Allston Way** – New Public Hearing
   
   **Application:** Use Permit #ZP2019-0106 to construct a new 1,955 sq. ft., two story, single-family dwelling with an average height of 25' - 6".
   
   **Zoning:** R-2 – Restricted Two-Family Residential
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.
   
   **Applicant/Owner:** Wen Pei Chow, 2200 Martin Luther King Jr. Way, Berkeley
   
   **Staff Planner:** Jim Frank, jfrank@cityofberkeley.info, (510) 981-7548
   
   **Recommendation:** APPROVE Use Permit #ZP2019-0106 pursuant to BMC Section 23B.32.030.
   
   **Motion / Second:** C. Olson / P. Sheahan
   
   **Vote:** 8-0-0-0
   
   **Action:** APPROVED

Action Calendar:

5. **910 Ashby Avenue** – New Public Hearing
   
   **Application:** Use Permit #ZP2019-0120 to demolish a 2,400 square-foot commercial building.
   
   **Zoning:** MULI – Mixed Use Light Industrial
   
   **CEQA Determination:** Categorically exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.
   
   **Applicant:** Ralph Lammers Construction Inc., 1406 Barbis Way, Concord
   
   **Owner:** MacBeath Hardwood Company, Inc., 2159 Oakdale Avenue, San Francisco
   
   **Staff Planner:** Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426
   
   **Recommendation:** APPROVE Use Permit #ZP2019-0120 pursuant to Section 23B.32.030
   
   **# if Speakers:** 1
   
   **Motion / Second:** C. Olson / J. Selawsky
   
   **Vote:** 7-0-1-0 (Abstain: D. Kim)
   
   **Action:** APPROVED
Action Calendar Continued:

6. **2150-2176 Kittredge Street** – New Public Hearing

   **Application:**
   Use Permit # ZP2019-0027 to demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.

   **Zoning:**
   C-DMU - Downtown Mixed Use (Outer Core)

   **CEQA Determination:**
   An Infill Environmental Checklist has been prepared pursuant to Section 15183.3 and appendices M and N of the CEQA Guidelines; the proposed project qualifies as an infill project under CEQA Guidelines Section 15183.3.

   **Applicant:**
   Amir Massih, East Beach Development, 95 Federal Street, Suite D, San Francisco

   **Owner:**
   Michael and Katherine Shimek, 1943 Granite Valley Way, Petaluma and Plaza 5th Avenue Partners/Scott Braunstein, 1261 Redwood Lane, Lafayette

   **Staff Planner:**
   Fatema Crane, fcrane@cityofberkeley.info, (510) 981-7413

   **Recommendation:**
   APPROVE Use Permit #ZP2019-0027 pursuant to BMC Section 23B.32.030.

   **# of Speakers:** 8

   **Motion / Second:**
   P. Sheahan / C. Olson

   **Vote:**
   7-0-1-0 (Abstain: D. Kim)

   **Action:**
   Continued to March 12, 2020

Election of Temporary Chair of the Zoning Adjustments Board:

<table>
<thead>
<tr>
<th>Nomination of D. Kim as Acting Chair. Chair O'Keefe left meeting at 9:55 p.m.</th>
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<tbody>
<tr>
<td><strong>Motion / Second:</strong></td>
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<td><strong>Vote:</strong></td>
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<td><strong>Action:</strong></td>
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</table>
7. **2590 Bancroft Way** – New Public Hearing

**Use Permit #ZP2019-0100** to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,490 square feet of commercial space, 2,767 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.

**Application:**

**Zoning:** C-T – Telegraph Avenue Commercial District

**CEQA Determination:** Categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

**Applicant:** David Trachtenberg, 2421 Fourth Street, Berkeley

**Owner:** Ruegg & Ellsworth, 2437 Durant Street, Berkeley

**Staff Planner:** Nick Armour, NArmour@cityofberkeley.info, (510) 981-7485

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

**# of Speakers:** 5

**Action:** Advisory comments were provided

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**Subcommittee Reports:** None.

**Adjourn:** 10:51 PM

**Members of the Public:**

Present: 40

Speakers: 15