Zoning Adjustments Board
Thursday, May 9, 2013- 7:00 PM

City Council Chambers, 2134 Martin Luther King Jr. Way, Second Floor
Berkeley, CA  94704 (Wheelchair Accessible)

How to Contact Us:  Land Use Planning Division (Attn: Terry Blount, AICP, ZAB Secretary), 2120 Milvia Street, Berkeley, CA 94704; (510) 981-7410; zab@ci.berkeley.ca.us

Roll Call: 7:00 PM

Present:
   Michael Alvarez Cohen (Chairperson), appointed by Councilmember Wozniak
   Deborah Matthews, appointed by Mayor Bates
   George Williams, appointed by Councilmember Capitelli
   Robert Allen, appointed by Councilmember Wengraf
   Shoshana O’Keefe, appointed by Councilmember Anderson
   Sophie Hahn, appointed by Councilmember Worthington
   Prakash Pinto, appointed by Councilmember Maio
   Igor Tregub, appointed by Councilmember Arreguin

Excused:
   Steven Donaldson, appointed by Councilmember Moore

Substitutions:
   Elise Mikiten for Steven Donaldson

Members of the Public
   Present: 41
   Speakers: 17

Ex Parte Communication Disclosures
In the context of adjudicative matters that come before the ZAB, ex parte communications are those which occur outside the formal hearing process. ZAB members should avoid ex-parte contacts on matters pending before the ZAB as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a Board member’s decision on a matter before the Board. If such contacts do occur, they must be placed in the record and disclosed to all interested parties sufficiently in advance of the decision to allow rebuttal.

   S. Hahn – Received a call from Andreas Cluver.
   E. Mikiten – Received a call from Darryl Moore.
   I. Tregub – Received a call from Kathy Harr and Andreas Cluver.
Public Comment

Each Speaker is limited to a maximum of three minutes.

Agenda Changes

The Board Chairperson may reorder the agenda at the beginning of the meeting.
- Item #2 placed on consent calendar.

Consent Calendar:

The Consent Calendar allows the Board to take action with no discussion, on projects to which no one objects. The Agenda includes three types of Consent Calendar items: (1) Approval of previous meeting minutes; (2) Modifications of existing Use Permits (which have not been noticed for public hearings); (3) Items being continued to another meeting (Board action has been postponed to another meeting). The Board Chairperson will announce items for the Consent Calendar at 7:05 pm. The Board may place additional Agenda items on the Consent Calendar, if no one present wishes to testify on an item. Anyone present who wishes to speak on an item should raise his or her hand and advise the Chairperson, and the item will be pulled from the consent calendar. Modification Projects may be discussed by the Board at this meeting or set for a public hearing at a later meeting. Items already noticed for a public hearing will be heard following Continued Items, or, if necessary, posted for a public hearing at a subsequent meeting.

<table>
<thead>
<tr>
<th>1. Approval of Previous Meeting Minutes</th>
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<tbody>
<tr>
<td>Minutes from the 04/25/13 meeting</td>
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<tr>
<td>Recommendation: APPROVE</td>
</tr>
<tr>
<td>Action: APPROVED</td>
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<tr>
<td>Motion / Second: G. Williams / I. Tregub</td>
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<tr>
<td>VOTE: 8-0-1-0 (Abstain: D. Matthews)</td>
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New Public Hearings:

<table>
<thead>
<tr>
<th>2. 2830 Ninth Street</th>
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<tbody>
<tr>
<td>Use Permit #12-10000045 to demolish a single family dwelling and establish a parking lot.</td>
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<tr>
<td>Applicant: Kava Massih, 920 Grayson Street, Berkeley, CA 94710</td>
</tr>
<tr>
<td>Property Owner: Berkeley Bowl Produce, Inc., 920 Heinz Avenue, Berkeley, CA 94710</td>
</tr>
<tr>
<td>Zoning: MUR, “Mixed Use Residential District”; Planner: Pamela Johnson</td>
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<tr>
<td>Continued From: None</td>
</tr>
<tr>
<td>Recommendation: APPROVE Use Permit #12-10000045 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.</td>
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<tr>
<td>Action: APPROVED on consent.</td>
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<tr>
<td>Motion / Second: I. Tregub / G. Williams</td>
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<tr>
<td>Number of Speakers: 5</td>
</tr>
<tr>
<td>Vote: 9-0-0-0</td>
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3. **2454-64 Telegraph Avenue**

   **Use Permit #12-1000030** to add a full-service restaurant, with the incidental service of beer, wine and distilled spirits, with incidental live entertainment, exterior seating, and a coffee counter with a take-out window, to the existing retail use, and to expand the floor area by 128 SF to 9,529 SF. Hours of operation would be Monday to Saturday 11:00 am to 2:00 am and Sunday 11:00 am to 11:00 pm.

   **Applicant:** Avila Design, 2471 Shattuck Avenue, Berkeley, CA 94704  
   **Property Owner:** Ken Sarachan, 2401 Shattuck Avenue, Berkeley, CA 94704  
   **Zoning:** C-T, “Telegraph Avenue Commercial”; **Planner:** Greg Powell

   **Continued From:** None

   **Recommendation:** APPROVE Use Permit #12-1000030 pursuant to Section 23B.32.040 and subject to the attached Findings and Conditions.

   **Action:** APPROVED Use Permit #12-1000030 with an added condition prohibiting renting of the premises to third party groups.

   **Motion / Second:** S. Hahn / R. Allen  
   **Number of Speakers:** 9  
   **Vote:** 8-1-0-0 (No: E. Mikiten)

**Remand of Use Permits:**

4. **2133 University Avenue**

   **Use Permit #10-1000078** to allow 205 new dwelling units, the conversion of 16,824 square feet of office use to residential, and the reuse of approximately 30,000 square feet of existing commercial space (approximately 8,000 square feet of food service use and 22,000 square feet of retail use) and the relocation or demolition of the residential structures on Walnut Street at 1979-1987 Shattuck Avenue, 2101-2113 University Avenue, 2125-2145 University Avenue and 1922 & 1930 Walnut Street.

   **Applicant:** Equity Residential, 26970 Aliso Viejo Parkway #250, Aliso Viejo, CA  
   **Zoning:** C-DMU, “Commercial, Downtown Mixed Use District”; **Planner:** Greg Powell

   **Continued From:** None

   **Recommendation:** APPROVE Use Permit #10-1000078 pursuant to BMC Section 23B.32.040 and subject to the attached Findings and Conditions.

   **Action:** CONTINUED to June 13, 2013 meeting.  
   **Motion / Second:** S. Hahn / S. O’Keefe  
   **Number of Speakers:** 8  
   **Vote:** 8-1-0-0 (No: R. Allen)
Additional Agenda Items:

The following agenda items may be discussed, but no action may be taken unless a specific item is listed on this agenda.

A. Information/Communication
B. Discussion Item
C. Business Item
   - Election of Officer (Vice Chairperson)
     - E. Mikiten motioned to re-nominate Deborah Matthews for Vice-Chairperson with I. Tregub seconding, 9-0-0-0.
D. Chairperson’s Report
E. Current Business/Committee Appointment
   - Reappointment to Design Review Committee—Adam Woltag
     - E. Mikiten motioned to re-appoint Adam Woltag to Design Review Committee with D. Matthews seconding, 9-0-0-0.
F. Future Agenda Items
G. Other Matters
   - Future Council Hearings on ZAB Decisions
     i. 1152 Amador Avenue, 5/7/2013
     ii. 2401 Telegraph Avenue, 5/21/2013
     iii. 2433 Martin Luther King, Jr Way, 6/11/2013
     iv. 2024 Durant Avenue, 6/25/2013
     v. 2360 Telegraph Avenue, 6/25/2013

Adjourn: 10:26 PM
Correspondence and Notice of Decision Requests

- Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

- To distribute correspondence to Board members prior to the meeting date -- submit comments by 12:00 noon, seven (7) days before the meeting. Please provide 15 copies of any correspondence with more than ten (10) pages or if in color or photographic format.

- Correspondence received by 4:00 pm the Tuesday before the meeting will be posted on the ZAB web site for review by the Board and public prior to the meeting. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.

- Any correspondence received after this deadline will be given to Board members on the meeting date just prior to the meeting.

- Staff will not deliver to Board members any additional written (or e-mail) materials received after 12:00 noon on the day of the meeting.

- Members of the public may submit written comments themselves early in the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Zoning Adjustments Board Clerk just before or at the beginning of the meeting.

- Written comments, or a request for a Notice of Decision should be directed to the ZAB Secretary at: Land Use Planning Division (Attn: Terry Blount, AICP, ZAB Secretary), 2120 Milvia Street, Berkeley, CA 94704 OR at zab@ci.berkeley.ca.us.

Accessibility Information / ADA Disclaimer
This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

SB 343 Disclaimer
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at the Permit Service Center, Planning and Development Department located at 2120 Milvia Street, Berkeley, during regular business hours.

Notice Concerning Your Legal Rights
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:
1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Adjustments Board at, or prior to, the public hearing.

2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.

3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.

4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.

5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
   A. That this belief is a basis of your appeal.
   B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
   C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.