Roll Call: 7:00 PM

Present:
Michael Alvarez Cohen (Vice-Chairperson), appointed by Councilmember Wozniak
Robert Allen appointed by Councilmember Wengraf
Sophie Hahn, appointed by Councilmember Worthington
Edward Kopelson, appointed by Councilmember Moore
Elisa Mikiten, appointed by Councilmember Maio
Sara Shumer, appointed by Councilmember Arreguin

Excused:
George Williams (Chairperson), appointed by Councilmember Capitelli
Deborah Matthews, appointed by Mayor Bates

Substitutions:
David Stoloff for George Williams
Aran Kaufer for Deborah Matthews

Absent:
Toya Groves, appointed by Councilmember Anderson

Members of the Public

Present: 15
Speakers: 6
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.

- R. Allen: Spoke with Rena Rickles (agenda item #3)
- D. Stoloff: Spoke with Rena Rickles (agenda item #3)
- S. Shumer: Spoke with Rena Rickles (agenda item #3)
- S. Hahn: Spoke with Jane Tierney of the Thousand Oaks Neighborhood Association (agenda item #3) and Tom Killilea of Save Berkeley Iceland (agenda item #4)
- E. Mikiten: Spoke with two tenants of 1820 Solano (agenda item #3)

Public Comment
Each Speaker is limited to a maximum of three minutes.
- None

Agenda Changes
The Board Chairperson may reorder the agenda at the beginning of the meeting.
- Item #1 removed from Consent Calendar
- Items #2, #4, and #5 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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</thead>
<tbody>
<tr>
<td>Minutes from the 04/26/2012 meeting</td>
</tr>
<tr>
<td>Recommendation: APPROVE</td>
</tr>
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<table>
<thead>
<tr>
<th>Action Motion/Second:</th>
<th>VOTE:</th>
</tr>
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<tbody>
<tr>
<td>APPROVED</td>
<td>6-0-2-1 (Abstain: D. Stoloff, A. Kaufer; Absent: T. Groves)</td>
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</tbody>
</table>
2. **Approval of Resolutions Recommending Revocation**

<table>
<thead>
<tr>
<th>Address</th>
<th>Use Permit Numbers</th>
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</thead>
<tbody>
<tr>
<td>1610 University Avenue, Use Permit #10-20000081</td>
<td>1443 University Avenue Use Permit #7845; and 2435 Shattuck Avenue, Use Permit #7839.</td>
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</tbody>
</table>

On April 26, 2012, the ZAB voted to recommend to the City Council that permits #10-20000081, #7845, and #7839 each be revoked for failure to comply with one or more use permit conditions and because each business has substantially expanded or changed in character beyond that set forth in the permits. Staff will provide the ZAB with 3 Resolutions reflecting the ZAB’s determination for each property for adoption by the ZAB and transmittal to the City Clerk as required under BMC Section 23B.60.050.B.

<table>
<thead>
<tr>
<th>Recommendation:</th>
<th>Adopt Resolutions</th>
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<tbody>
<tr>
<td>Action</td>
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<tr>
<td>Motion/Second:</td>
<td>E. Mikiten / S. Hahn</td>
</tr>
<tr>
<td>VOTE:</td>
<td>8-0-0-1 (Absent: T. Groves)</td>
</tr>
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4. **2727 Milvia Street**

Use Permit #11-10000006 to convert an existing 53,334 sq. ft. landmarked ice rink into a retail store, to construct two mezzanines totaling approximately 18,528 sq. ft., and to remove the earthen berms located on either side (north and south) of the building’s exterior, to accommodate approximately 44 parking spaces.

**Applicant:** SB Real Estate LLC, Box 29570, San Francisco, CA 94129  
**Property Owner:** East Bay Iceland Inc, 7212 San Ramon Rd, Dublin, CA 94568  
**Zoning:** C-SA “South Area Commercial”; **Planner:** Leslie Mendez

<table>
<thead>
<tr>
<th>Continued From:</th>
<th>NONE</th>
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<tbody>
<tr>
<td>Recommendation:</td>
<td>CONTINUE to May 24</td>
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<td>8-0-0-1 (Absent: T. Groves)</td>
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</table>

5. **2075 Eunice Street**

Modification of Use Permit #2076 to expand an existing religious and educational facility by constructing a 1,979 sq. ft. addition at the rear and west side of the building.

**Applicant & Property Owner:** Ridhwan Foundation, 2075 Eunice Street, Berkeley, CA 94709  
**Zoning:** R-1(H) “Single-Family Residential, Hillside Overlay”; **Planner:** Nathan Dahl

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<thead>
<tr>
<th>Continued From:</th>
<th>NONE</th>
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<tbody>
<tr>
<td>Recommendation:</td>
<td>APPROVE Use Permit Modification #12-70000003 subject to the Findings and Conditions.</td>
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</tr>
</tbody>
</table>

**Continued Public Hearings:**
### 3. 1820 Solano Avenue / 900 Colusa Avenue

**Use Permit # 11-10000053** to divide an existing office space into three offices for medical practitioner use, to allow a parking reduction for medical practitioners, and to increase the allowable range of uses for three ground floor spaces  

**Applicant & Property Owner:** Hundred Acre Wood Properties, 1564-A Fitzgerald Dr., No. 407, Pinole, CA 94564  

**Zoning:** C-SO “Solano Avenue Commercial”; **Planner:** Greg Powell  

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<tr>
<th>Continued From:</th>
<th>04/12/2012</th>
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**Recommendation:** APPROVE Use Permit # 11-10000053 subject to the Findings and Conditions. This approval will include a parking reduction of 5 spaces, which will permit Medical Practitioner uses in Suites 205A, 205B and Suite 206, only.  

**Action:**  

A. APPROVED all proposed aspects of Use Permit #11-10000053, including permitting of Medical Practitioner uses in Suite 204  

B. DIRECTED STAFF to prepare Findings to approve required parking waivers  

C. REMOVED Condition 3B and the 2nd sentence of Condition 26  

D. ADDED RETAIL ALLOWANCE to Space A  

| Number of Speakers: 6 | Motion / Second: R. Allen / E. Mikiten | VOTE: 7-0-1-1 (Abstain: S. Hahn; Absent: T. Groves) |

### Additional Agenda Items:  

A. Information/Communication  

B. Business Meeting  

C. Chair’s Report  

D. Current Business/Committee Appointment  

E. Future Agenda Items  

F. Other Matters  

G. Future Council Hearings on ZAB decisions  

a. May 20, 2012 – 740 Heinz Street appeal  

**Adjourn:** 8:34 PM  

[Approved for posting by Debbie Sanderson, Secretary, Zoning Adjustments Board]
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 the 5:00 pm 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: Steven Buckley, 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.