



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, November 12, 2020 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Teresa Clarke (District 1), Patrick Sheahan (District 2), John Selawsky (District 3), Carrie Olson (District 4), Shoshana O’Keefe (Chairperson, District 5), Charles Kahn (Vice-Chairperson, District 6), Denise Pinkston (District 8).

Excused Absence: Dohee Kim (District 7).

Staff Present: Secretary Leslie Mendez, Allison Riemer, Fatema Crane, Sharon Gong.

Ex Parte Communication Disclosures: None.

Public Comment: None.

Agenda Changes: 1200-1214 San Pablo Avenue moved to Action Calendar, and 2607 Ellsworth Street moved to Consent Calendar.

Consent Calendar

1. Approval of 2021 ZAB Meeting Schedule

Recommendation: APPROVE

Motion / Second: C. Kahn / T. Clarke

Vote: 7-0-0-1 (Absent: D. Kim)

Action: APPROVED

2. Approval of Action Minutes from October 22, 2020

Recommendation: APPROVE

Motion / Second: C. Kahn / T. Clarke

Vote: 7-0-0-1 (Absent: D. Kim)

Action: APPROVED

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Consent Calendar

3. [170 Hillcrest Road](#) – New Public Hearing

Application:	Use Permit #ZP2020-0012 to construct a 1,531-square-foot, two-story addition to a 1,736-square-foot single family dwelling.
Zoning:	R-1H – Single Family Residential District, Hillside Overlay District
CEQA Recommendation:	Categorically exempt pursuant to Sections 15301 (“Existing Facilities”).
Applicant:	Ryan Hughes, 3007 E 12th Street, Oakland
Owner:	Jill Dudensing, 170 Hillcrest Road, Berkeley
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	APPROVE Use Permit #ZP2020-0012 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Kahn / T. Clarke
Vote:	7-0-0-1 (Absent: D. Kim)
Action:	APPROVED

4. [2607 Ellsworth Street](#) – New Public Hearing

Application:	Use Permit #ZP2020-00017 to establish a new, rooftop Wireless Telecommunication Facility on a five-story, 46-foot tall, multi-family residential building located in the R-2A Zoning district. The facility includes 12 new, roof-mounted antennas and related equipment, with up to 8-foot tall screen walls.
Zoning:	R-2A – Restricted Multiple-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	GTE Mobilnet of California, dba Verizon Wireless, c/o Kevin Gallagher, Complete Wireless, 2009 V Street, Sacramento
Owner:	2607 Ellsworth Street, 2115 Shattuck Avenue, Berkeley
Staff Planner:	Fatema Crane, fcrane@cityofberkeley.info , (510) 981-7413
Recommendation:	APPROVE Use Permit #ZP2020-0017 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Kahn / T. Clarke
Vote:	5-2-0-1 (No: P. Sheahan, C. Olson; Absent: D. Kim)
Action:	APPROVED

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Action Calendar

5. [1200-1214 San Pablo Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2019-0192 to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot restaurant, 4,343 square feet of usable open space, and 55 ground-level parking spaces.
Zoning:	C-W – West Berkeley Commercial District, Gilman and San Pablo Designated Node
CEQA Recommendation:	Categorically exempt pursuant to Sections 15332 (“In-Fill Development Projects”).
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner:	RI Berkeley, 2025 Fourth Street, Berkeley
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	APPROVE Use Permit #ZP2019-0192 pursuant to BMC Section 23B.32.030.
# of Speakers:	6
Motion / Second:	C. Olson / T. Clarke
Vote:	7-0-0-1 (Absent: D. Kim)
Action:	APPROVED with additional Conditions of Approval.

EIR Scoping and Information Report

6. [800 Dwight Way](#) – New Public Meeting

Application:	DA Amendment Application PLN2020-0008 to amend the current Development Agreement to extend for another 30 years, to include the South Properties, and to modify various development standards and operational restrictions.
Zoning:	Per the Development Agreement / Underlying MM – Mixed Manufacturing District
CEQA Recommendation:	An SEIR is being prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to CEQA Section 15162. The Notice of Preparation of an EIR was published on October 29, 2020. The public scoping period that began with publication of the Notice of Preparation ends on December 3, 2020.
Applicant/Owner:	Bayer HealthCare LLC, c/o Drew Johnston, 800 Dwight Way, Berkeley, CA 94701
Staff Planner:	Leslie Mendez, LMendez@cityofberkeley.info , (510) 981-7426
Recommendation:	Hold a public hearing and provide advisory comments.
# of Speakers:	3
Action:	Held a public hearing and provided comments.

Subcommittee Reports

- **Design Review Committee (DRC)**
<https://www.cityofberkeley.info/designreview/>

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Adjourn: 8:45 PM

Members of the Public:

Present: 32

Speakers: 10
