



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, January 14, 2021 - 7:03 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Teresa Clarke (District 1), Kimberly Gaffney (District 2), John Selawsky (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Chairperson, District 5), Charles Kahn (Vice-Chairperson, District 6), Dohee Kim (District 7), Denise Pinkston (District 8).

Excused Absence: None.

Staff Present: Secretary Leslie Mendez, Allison Riemer, Nick Armour, Nilu Karimzadegan, Fatema Crane.

Ex Parte Communication Disclosures: None.

Public Comment: Speakers: 2

Agenda Changes: 2980 College moved to the Consent Calendar.

Consent Calendar

1. Approval of Action Minutes from December 10, 2020

Recommendation: APPROVE

Motion / Second: I. Tregub / T. Clarke

Vote: 9-0-0-0

Action: APPROVED

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Consent Calendar

2. [1549 Shattuck Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2020-0086 to add the service of distilled spirits incidental to food service at an existing restaurant.
Zoning:	C-NS – North Shattuck Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”)
Applicant / Owner:	Atikom Larnphampha, 229 Catalina Avenue, Pacifica
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit #ZP2020-0086 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub / T. Clarke
Vote:	9-0-0-0
Action:	APPROVED

3. [2300 College Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2020-0110 to add the service of beer and wine incidental to food service at an existing restaurant.
Zoning:	R-SMU – Residential Southside Mixed Use District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”)
Applicant / Owner:	Daryl Ross, 2300 College Avenue, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit #ZP2020-0110 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub / T. Clarke
Vote:	9-0-0-0
Action:	APPROVED

4. [2980 College Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2020-0075 to change two commercial tenant spaces into four dwelling units in an existing three-story, mixed-use building. The proposed project would result in a total of six dwelling units and seven commercial tenant spaces.
Zoning:	C-E – Elmwood Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”).
Applicant:	Juan Rodriguez and Kava Massih, 920 Grayson Street, Berkeley
Owner:	Elmwood Properties, LLC, 1300 South 51 st Street, Richmond
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info , (510) 981-7419
Recommendation:	APPROVE Use Permit #ZP2020-0075 pursuant to BMC Section 23B.32.030
Motion / Second:	I. Tregub / T. Clarke
Vote:	9-0-0-0
Action:	APPROVED

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Action Calendar

5. [2740 Telegraph Avenue, 2744 Telegraph Avenue, and 2348 Ward Street](#) – New Public Hearing

Application:	Use Permit #ZP2018-0175 to expand and convert an approximately 22,000-sq. ft. bed and breakfast establishment with 36 guestrooms and six employees into an approximately 31,000-sq. ft. hotel use with 57 guest rooms and nine employees; to remove the existing dwelling unit from the site; to merge the three parcels that comprise the site into a single parcel totaling approximately 34,000 sq. ft.; to increase the off-street parking from 19 spaces to 22 spaces by creating new parking spaces within a required street side yard setback; and to add incidental service of distilled spirits with meals within an existing restaurant on the site.
Zoning:	C-1 – General Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Sections 15301, 15303, and 15331 of the CEQA Guidelines (“Existing Facilities,” “New Construction or Conversion of Small Structures,” and “Historical Resource Restoration/Rehabilitation”)
Applicant:	Mark Rhoades, Rhoades Planning Group, 46 Shattuck Square #11, Berkeley
Owner:	Amish Patel, Rose Hospitality, LLC, 2740 Telegraph Avenue, Berkeley
Staff Planner:	M. Fatema Crane, Senior Planner/LPC Secretary, FCrane@cityofberkeley.info , (510) 981-7413
Recommendation:	Jerry Hittleman, Contract Planner, jhittleman@rinconconsultants.com , (510) 834-4455 x163
# of Speakers:	5
Motion / Second:	C. Olson / J. Selawsky
Vote:	9-0-0-0
Action:	APPROVED

Adjourn: 8:15 PM

Members of the Public:

Present: 22

Speakers: 7
