



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, January 13, 2022 - 7:01 PM

### Preliminary Matters:

#### Roll Call:

**Commissioners Present:** Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7).

**Unexcused Absence:** Debra Sanderson (District 8)

**Staff Present:** Secretary Samantha Updegrave, Layal Nawfal, Ashley James, Cecelia Mariscal, and Allison Riemer

#### Ex Parte Communication Disclosures:

Igor Tregub – Site visit at 1151 Grizzly Peak and spoke with Rena Rickles and neighbor Joan Wager. Contacted by Rick Auerbach in regard to supplemental document submitted for 2600 Tenth.

Kimberly Gaffney – Received a voicemail from Rick Auerbach about supplemental document for 2600 Tenth. Did not respond.

Carrie Olson – Requested by Council person to meet with neighbor of 1151 Grizzly Peak. Met with neighbor and visited site.

Shoshana O'Keefe – Spoke with Rick Auerbach about supplemental document for 2600 Tenth Street. Received an email forwarded by Council person from Joan Wager for 1151 Grizzly Peak. Did not respond.

Charles Kahn – Spoke with applicant and neighbor for 1151 Grizzly Peak.

**Public Comment:** Speakers: 2

**Agenda Changes:** None.

### Consent Calendar

#### 1. Approval of Action Minutes from December 9, 2021

**Recommendation:** APPROVE

**Motion / Second:** C. Olson / D. Sanderson

**Vote:** 8-0-0-1

**Action:** APPROVED

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### 2. 1519 Fairview Street – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2021-0113</b> to construct a new 2,019 square-foot, three-story single-family dwelling, with an average height of 28 feet, a rear setback of 12 feet at the second floor, and a building separation of 12 feet at the rear of the lot behind an existing triplex.
<b>Zoning:</b>	R-2(A)-Restricted Multiple-Family Residential
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
<b>Applicant/Owner:</b>	Fairview 1519, LLC (c/o Steven Chan), 275 Sea View Avenue, Piedmont CA
<b>Staff Planner:</b>	Allison Riemer, <a href="mailto:ariemer@cityofberkeley.info">ariemer@cityofberkeley.info</a> , (510) 981-745ee
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit # ZP2021-0113 pursuant to BMC Section 23B.32.030.
<b>Motion / Second:</b>	<b>C. Olson / D. Kim</b>
<b>Vote:</b>	<b>8-0-0-1</b>
<b>Action:</b>	<b>APPROVED</b>

### Action Calendar

### 3. 1151 Grizzly Peak Boulevard – Continued from December 9, 2021

<b>Application:</b>	<b>Administrative Use Permit ZP#2021-0088</b> to legalize two Accessory Buildings in the rear yard of a Single-Family Dwelling.
<b>Zoning:</b>	R-1H – Single-Family Residential District, Hillside Overlay
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines.
<b>Applicant/Owner:</b>	Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley
<b>Staff Planner:</b>	Layal Nawfal, <a href="mailto:lnawfal@cityofberkeley.info">lnawfal@cityofberkeley.info</a> , (510) 981-7424
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2021-0088 pursuant to BMC Section 23B.32.030
<b># of Speakers:</b>	<b>5</b>
<b>Motion / Second:</b>	<b>C. Kahn / I. Tregub.</b>
<b>Vote:</b>	<b>8-0-0-1</b>
<b>Action:</b>	<b>CONTINUED</b>

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### 4. 2600 Tenth Street – New Public Hearing

<b>Application:</b>	<b>Appeal of Zoning Officer's Decision to approve Administrative Use Permit #ZP2019-0090</b> to change the use of four existing tenant spaces on the first and second floors, totaling 20,367 square feet, from media production to a research and development use.
<b>Zoning:</b>	MU-LI – Mixed-Use Light Industrial District
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
<b>Applicant/Owner:</b>	Chris Barlow, Wareham Development, 1120 Nye Street, Suite 400, San Rafael, CA
<b>Appellants:</b>	Alex and Sae Wilmer, Wilmer Sound, 2600 Tenth Street, Suite 101C, Berkeley CA
<b>Staff Planner:</b>	Ashley James, <a href="mailto:ajames@cityofberkeley.info">ajames@cityofberkeley.info</a> , (510) 981-7458
<b>Recommendation:</b>	<b>APPROVE</b> Administrative Use Permit <b>ZP2019-0090</b> , pursuant to BMC Section 23B.32.040 and <b>DISMISS the Appeal</b>
<b># of Speakers:</b>	<b>12</b>
<b>Motion / Second:</b>	<b>I. Tregub / C. Olson</b>
<b>Vote:</b>	<b>8-0-0-1-1</b> (Recused: C. Kahn as his firm is under consideration for professional services for the site).
<b>Action:</b>	<b>CONTINUED</b>

### Staff Communications

Secretary Samantha Updegrave announced that the elections of the ZAB chair and vice-chair will be at the February 24 meeting. She also shared that due to staff turnover and COVID related impacts on staff workload, ZAB meetings will occur once a month through April. Meetings will be the fourth Thursday of each month.

**Adjourn: 10:34 pm; Motion / Second: S. O’Keefe / Y. Duffy**

### Members of the Public:

**Present: 20**

**Speakers: 18**

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