



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, February 24, 2022 - 7:02 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; arrived at 7:34 PM), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

**Staff Present:** Secretary Sharon Gong, Ashley James, Cecelia Mariscal, Sarah Cynn, Samantha Updegrave

**Ex Parte Communication Disclosures:** None.

**Public Comment:** Speakers: 1

**Agenda Changes:** None.

### Consent Calendar

#### 1. Approval of Action Minutes from January 13, 2022

<b>Recommendation:</b>	<b>APPROVE</b>
<b>Motion / Second:</b>	<b>D. Kim / I. Tregub</b>
<b>Vote:</b>	<b>9-0-0-0</b>
<b>Action:</b>	<b>APPROVED</b>

**Chair ceded to Shoshana O'Keefe, as Chair Kahn recused himself**

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### 2. 3233 Ellis Street – New Public Hearing

<b>Application:</b>	Use Permit #ZP2021-0009 to demolish an existing single-family dwelling and construct three detached single-family dwellings.
<b>Zoning:</b>	R-2A – Restricted Multiple-Family Residential
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction”).
<b>Applicant/Owner:</b>	Yuan Lin, 6710 Corte Santa Maria, Pleasanton, CA
<b>Owner:</b>	Rod Hu, 1711 Cottswald Street, Danville, CA
<b>Staff Planner:</b>	Sharon Gong, <a href="mailto:SGong@cityofberkeley.info">SGong@cityofberkeley.info</a> , 510-981-7429
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2021-0009 pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions.
<b>Motion / Second:</b>	<b>D. Kim / I. Tregub</b>
<b>Vote:</b>	<b>8-0-0-0-1</b> (C. Kahn recused as his architectural firm is providing professional services for a different project for the same owner).
<b>Action:</b>	<b>APPROVED with a recommendation to replace the cypress trees and reduce paved surface area in the project with native planting.</b>

### 3. 760 Hearst Avenue – New Public Hearing

<b>Application:</b>	Use Permit #ZP2021-0203 to establish a 3,366-square-foot veterinary clinic in an existing tenant space.
<b>Zoning:</b>	C-W – West Berkeley Commercial
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
<b>Applicant:</b>	Kim Fisher, Studio KDA, Berkeley
<b>Owner:</b>	Jamestown, L.P, 1700 Montgomery Street, Suite 110, San Francisco
<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> Use Permit #ZP2021-0203 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions.
<b>Motion / Second:</b>	<b>D. Kim / I. Tregub</b>
<b>Vote:</b>	<b>8-0-0-0-1</b> (C. Kahn recused as his architectural firm is providing professional services for the project).
<b>Action:</b>	<b>APPROVED</b>

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### 4. 1695 Ward Street – New Public Hearing

<b>Application:</b>	Use Permit #ZP2021-0039 to construct a 105-square-foot, second-story addition and roof deck; construct a porch in the existing non-conforming front setback; and add an off-street parking space to the rear yard, on a lot that is non-conforming for lot coverage, and occupied by an existing two-story, 2,058-square-foot, single-family dwelling.
<b>Zoning:</b>	R-2 – Restricted Two-Family Residential
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
<b>Applicant:</b>	Eric Saijo, Okamoto Saijo Architecture, 1610 Harrison Street, Suite A, Oakland
<b>Owner:</b>	Danny M. Sylvester and Patricia A. Sylvester, 1695 Ward Street, Berkeley
<b>Staff Planner:</b>	Allison Riemer, <a href="mailto:ariemer@cityofberkeley.info">ariemer@cityofberkeley.info</a> , (510) 981-7433
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2021-0039 pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions.
<b>Motion / Second:</b>	<b>D. Kim / I. Tregub</b>
<b>Vote:</b>	<b>8-0-0-1</b> (M. Thompson recused because he lives within 300 feet of property).
<b>Action:</b>	<b>APPROVED</b>

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### Action Calendar

**Chair returned to Charles Kahn**

#### 5. Elections of ZAB Chair and Vice Chair

See pages 27-32 of the Commissioner's Manual for regulations for officer elections, required training, and officer duties: [City of Berkeley Commissioner's Manual - 2019 Edition](#)

ZAB Chair and Vice Chair by Year, February 2017 – Present

Dates	Chair	Vice-Chair
February 2021- February 2022	Charles Kahn	Shoshana O'Keefe
February 2020- February 2021	Shoshana O'Keefe	Charles Kahn
February 2019- February 2020	Shoshana O'Keefe	Denise Pinkston
February 2018- February 2019	Igor Tregub	Denise Pinkston
February 2017- February 2018	Igor Tregub	Denise Pinkston

#### Nominate ZAB Chair

**Nomination:** Charles Kahn  
**Nomination/Second:** S. O'Keefe / D. Sanderson  
**Vote:** 9-0-0-0  
**Action:** Charles Kahn elected ZAB Chair

#### Nominate ZAB Vice Chair

**Nomination:** S. O'Keefe  
**Nomination/Second:** C. Kahn / C. Olson  
**Vote:** 9-0-0-0  
**Action:** Shoshana O'Keefe elected Vice-Chair

#### Staff Communications

DRC Chair and Vice-Chair election results.

**Adjourn: 7:43 pm; Motion / Second: I. Tregub / C. Kahn**

#### Members of the Public:

**Present:** 19

**Speakers:** 1

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