



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, February 9, 2023 - 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), Cecilia Lunaparra (District 4) Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6)

Leave of Absence: Brandon Yung (District 7)

Unexcused Absence: Debra Sanderson (District 8)

Staff Present: Secretary Samantha Updegrave, Secretary Claudia Garcia, Brian Garvey, Cecelia Mariscal, Nilu Karimzadegan

Ex Parte Communication Disclosures: N/A

Public Comment on Non-Agenda Items:

Speakers – 1

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.

- Moved Item 4. 0 (919) Camelia Street to Consent Calendar.

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Consent Calendar

1. Approval of Action Minutes from December 8, 2023

Recommendation: APPROVE
Motion / Second: I. Tregub / C. Kahn
Vote: 7-0-0-2-0
Action: APPROVED

2. Approval of Action Minutes from January 12, 2023

Recommendation: APPROVE
Motion / Second: I. Tregub / C. Kahn
Vote: 7-0-0-2-0
Action: APPROVED

3. 2506 Haste Street – New Public Hearing

Application:	Use Permit #ZP2022-0074 add a cannabis consumption lounge and amplified live music to an existing cannabis retail storefront.
Zoning:	C-T –Telegraph Avenue Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	David Prinz, 2465 Telegraph Avenue, Berkeley
Owner:	2506 Haste Street Partners, LLC, 2465 Telegraph Avenue, Berkeley
Staff Planner:	Cecelia Mariscal, cmariscal@cityofberkeley.info, (510) 981-7439
Recommendation:	APPROVE pursuant to BMC 23.406.040.
Motion / Second:	I. Tregub / C. Kahn
Vote:	7-0-0-2-0
Action:	Approved

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4. 1341 Addison Street – New Public Hearing

Application:	Use Permit #ZP2022-0089 to construct an addition for a new dwelling unit and convert the single-family dwelling to a two-story (23 feet) 3,500 square foot duplex with six bedrooms total and two off-street parking spaces.
Zoning:	R-2(A) - Restricted Multiple-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).
Applicant:	Benjamin Bechtolsheim, Caroline, Scanlan, Ari Johnson, Jessica Beckerman, 1341 Addison Street, Berkeley
Owner:	David Cleary and Kathleen Garrity, 573 Santa Rosa Avenue, Berkeley, CA
Staff Planner:	Cecelia Mariscal, cmariscal@cityofberkeley.info , (510) 981-7439
Recommendation:	APPROVE pursuant to BMC Section 23.406.040.
Motion / Second:	I. Tregub / C. Kahn
Vote:	7-0-0-2-0
Action:	Approved with recommendations for bird safe screens on windows.

5. 0 (919) Camelia Street – New Public Hearing

Application:	Use Permit #ZP2022-0020 to construct a 6,989 square-foot, three-story (39 feet), three-unit live/work building with incidental retail of goods manufactured on-site and three parking spaces on a 3,510 square-foot vacant lot.
Zoning:	MU-LI - Mixed-Use Light Industrial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
Applicant:	Todd Jersey Architecture, 1321 Eighth Street #2, Berkeley
Owner:	Zalman Sher, Camelia 919 LLC, 909 Camelia Street, Berkeley
Staff Planner:	Nilu Karimzadegan nkarimzadegan@cityofberkeley.info , (510) 981-7430
Recommendation:	APPROVE pursuant to Section 23.406.040.
Motion / Second:	I. Tregub / C. Kahn
Vote:	7-0-0-2-0
Action:	Approved with recommendations for double hung windows with screens or other bird safe measures and added condition requiring a statement acknowledging that the live/work unit is located in a district with manufactures and other industries.

Subcommittee Reports:

DRC – None.

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Staff Communications:

- **Elections of Chair and Vice Chair at the February 23, 2023 meeting.**
See pages 35 – 40 of the [City of Berkeley Commissioner's Manual - 2019 Edition](#) for regulations for officer elections, required training, and officer duties:

Table 1: ZAB Chair and Vice Chair by Year, February 2017 – Present

Dates	Chair	Vice-Chair
February 2022 - February 2023	Charles Kahn	Shoshana O'Keefe
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

- [Memorandum – Update on Return to In-Person Meetings](#) - Update on Return to In-Person Meetings
 - ZAB will have a hybrid option for members of the public

**Adjourn: 7:42 PM; Motion in memory of Susan Duhan Felix / Second: K. Gaffney / I. Tregub;
Vote: 7-0-0-2-0**

Members of the Public:

Present: 27

Speakers: 2
