



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 8, 2023 - 7:05 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4) Shoshana O'Keefe (District 5), Charles Kahn (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

Leave of Absence:

Staff Present: Samantha Updegrave, Brian Garvey, Samella Stover, Katrina Lapira, Allison Reimer, Desiree Dougherty

Ex Parte Communication Disclosures: Commissioner Kahn recused himself from Item 2. 2147 San Pablo Avenue.

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – N/A

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.
No changes made.

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Consent Calendar

1. Approval of Action Minutes from May 11, 2023

Recommendation: APPROVE

Motion / Second: Kahn/Sanderson

Vote:9-0-0-0-0

Action: APPROVED

2. 2147 San Pablo Ave – New Public Hearing

Application:	Use Permit #ZP2022-0113 to demolish an existing one-story automotive commercial building and construct a new six-story (70 feet) mixed-use building with approximately 1,873 square feet of commercial area and 128 Group Living Accommodation (GLA) units (12 Very Low-Income units), and 23 ground-floor parking spaces, utilizing State Density Bonus.
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 (“Infill Development”) of the CEQA Guidelines.
Applicant:	Austin Springer, Architect, Studio KDA, 1810 6th Street Berkeley, CA
Owner:	2147 San Pablo LLC, 2417 Mariner Square Loop 247 Alameda, CA 94501
Staff Planner:	Claudia Garcia, Principal Planner, cgarcia@berkeleyca.gov , (510) 981-7412
Recommendation:	CONTINUE Use Permit ZP2022-0113, pursuant to BMC Section 23.406.040 to a date certain, August 10, 2023.
Motion / Second:	Gaffney / Thompson
Vote:	9-0-0-0-0
Action:	CONTINUED to August 10, 2023

3. 2610 Russell Street – New Public Hearing

Application:	Use Permit #ZP2022-0183 to construct a 113 square foot addition to a two-story single-family residence over 14 feet in average height (22 feet) on a lot that exceeds the lot coverage limit for the district.
Zoning:	R-2 Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Sundeep Grewal, Studio G+S Architecture, 2223 5 th Street, Berkeley
Owner:	Steve Swen and Ning Tang, 2610 Russell Street, Berkeley
Staff Planner:	Desiree Dougherty, ddougherty@berkeleyca.gov , (510) 981-7431
Recommendation:	APPROVE Use Permit # ZP2022-0183 pursuant to Section 23.406.040
Motion / Second:	Kahn / Sanderson
Vote:	9-0-0-0-0
Action:	APPROVED

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4. 1608 Beverly Place – New Public Hearing

Application:	Use Permit #ZP2022-0167 to construct a second-story, 291 square foot residential addition to a single-family dwelling unit on a lot that is over lot coverage.
Zoning:	Low Density Residential (R-1)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Stacey Eisenmann (Eisenmann Architecture), Berkeley, CA
Owner:	Amy and Ben Chen, Berkeley, CA
Staff Planner:	Katrina Lapira, klapira@cityofberkeley.info , (510) 981-7488
Recommendation:	APPROVE Use Permit # ZP2022-0167 pursuant to BMC Section 23.406.040
Motion / Second:	Kahn / Sanderson
Vote:	9-0-0-0-0
Action:	APPROVED

Action Calendar

5. 974 Euclid Avenue – New Public Hearing

Application:	Appeal of Zoning Officer’s Decision to approve Administrative Use Permit ZP#2022-0134 to construct a 420 square foot two-car garage (enclosed accessory structure), approximately 17 feet in average height, with a car lift, within the front half of the lot.
Zoning:	Single-Family Residential District within the Hillside Overlay (R-1H)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant/Owner:	Lauri Puchall (Designer), Mill Valley
Appellant:	Sowmya Swaminathan & Stuart Strickland, 974 Euclid, Berkeley
Staff Planner:	Samella Stover, sstover@berkeleyca.gov , (510) 981-7425
Recommendation:	APPROVE Administrative Use Permit ZP2022-0134 and DISMISS the Appeal pursuant to Section 23.406.040
Motion / Second:	Kahn / Yung
Vote:	9-0-0-0-0
Action:	APPROVED Project and DISMISSED the Appeal

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6. 3030 Telegraph Ave – New Public Hearing

Application:	Use Permit #ZP2022-0170 to demolish a one-story medical office building and two duplexes containing four units (2330 Webster Street and 2334-2336 Webster Street), and construct a five-story (63-foot) mixed-use building with 1,550 square feet of commercial area and 144 dwelling units, including eight-Below Market Rate units (seven Very Low-Income units and one Low-Income unit), utilizing a State Density Bonus.
Zoning:	C-C – Corridor Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 (“Infill Development”) of the CEQA Guidelines.
Applicant/Owner:	Lisa Villhauer, Vice President, Riaz Capital, 2744 East 11 th Street 3030 Telegraph LLC, 2744 East 11th Street Oakland, CA 94601
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov , (510) 981-7433
Recommendation:	APPROVE Use Permit ZP2022-0170, pursuant to BMC Section 23.406.040
Motion / Second:	Tregub / / Lunaparra
Vote:	9-0-0-0-0
Action:	<p>APPROVED with recommendations:</p> <ul style="list-style-type: none"> • consider provisions of the Hard Hats Ordinance and implement if not at the expense of providing middle housing • work on outstanding design review issues, evaluate the proposed bird-safe measures against the ordinance • meet with construction workers, • warm earth tone paint color at ground level and variation on top, use tall narrow trees, and trellis or arbor above the fence (see Supplement 1, page 9, paragraph 2 recommendations (1-3)) •

Subcommittee Reports: N/A

DRC – N/A

Staff Communications: N/A

Adjourn: 9:24 PM; Motion / Second: Duffy / Gaffney; Vote: 9-0-0-0-0

Members of the Public:

Present: 35

Speakers: 14