



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, June 22, 2023 - 7:02 PM

### Preliminary Matters:

#### Roll Call:

**Commissioners Present:** Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4), Charles Kahn (District 6), , Deborah Sanderson (District 8), Alyssa Plese (District 7).

**Leave of Absence:** Shoshana O'Keefe, Igor Tregub, Brandon Yung

**Staff Present:** Claudia Garcia, Brian Garvey, Karen Hernandez-Gonzalez, Katrina Lapira, Cecelia Mariscal, Samantha Updegrave

**Ex Parte Communication Disclosures:** No Ex Parte

#### Land Acknowledgement

#### Public Comment on Non-Agenda Items:

Speakers – 1

#### 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 June 8, 2023**

**Recommendation: APPROVE**

**Motion / Second: Duffy/Kahn**

**Vote:6-0-1-2-0**

**Action: APPROVED**

**2. 1192 Oxford Street – New Public Hearing**

<b>Application:</b>	<b>Use Permit #ZP2023-0039</b> to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.
<b>Zoning:</b>	Single-Family Residential District within the Hillside Overlay (R-1H)
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
<b>Applicant:</b>	Maurice and Diana Levitch, 1209 Heinz Avenue, Berkeley Helene Goldberg, 1192 Oxford Street, Berkeley
<b>Owner:</b>	Karen Hernandez, <a href="mailto:Khernandez-gonzalez@berkeleyca.gov">Khernandez-gonzalez@berkeleyca.gov</a> , 510-981-7426
<b>Staff Planner:</b>	<b>APPROVE</b> Use Permit ZP2023-0039, pursuant to BMC Section 23.406.040
<b>Recommendation:</b>	<b>Use Permit #ZP2023-0039</b> to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.
<b>Motion / Second:</b>	<b>Duffy/ Kahn</b>
<b>Vote:</b>	<b>7-0-0-2-0</b>
<b>Action:</b>	<b>APPROVED</b>

**3. 1432 Blake Street– New Hearing**

<b>Application:</b>	<b>Use Permit #ZP2022-0180</b> to construct exterior stairs and a 100 square-foot enclosed porch with a maximum height of 17 feet 6 inches to an existing dwelling unit on a lot that is non-conforming for lot density.
<b>Zoning:</b>	Single-Family Residential District (R-1)
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
<b>Applicant/Owner:</b>	Mariana Vitorro, Berkeley
<b>Owner:</b>	Katrina Lapira, <a href="mailto:KLapira@berkeleyca.gov">KLapira@berkeleyca.gov</a> , 510-981-7488
<b>Staff Planner:</b>	<b>APPROVE</b> Use Permit # ZP2022-0180 pursuant to Section 23.406.040
<b>Recommendation:</b>	<b>Use Permit #ZP2022-0180</b> to construct exterior stairs and a 100 square-foot enclosed porch with a maximum height of 17 feet 6 inches to an existing dwelling unit on a lot that is non-conforming for lot density.
<b>Motion / Second:</b>	<b>Duffy/ Kahn</b>
<b>Vote:</b>	<b>7-0-0-2-0</b>
<b>Action:</b>	<b>APPROVED</b>

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**Action Calendar**

**5. 1524 Campus Drive – Appeal**

<b>Application:</b>	<b>Appeal of Zoning Officer decision (ZP2022-0122)</b> to approve a permit that would allow the construction of a third story major residential addition over 20-feet maximum height, alterations in the nonconforming front setback, addition of a fifth bedroom, outside deck, and a new pedestrian access bridge.
<b>Zoning:</b>	Single-Family Residential District within the Hillside Overlay (R-1H)
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
<b>Applicant/Owner:</b>	Mike Pourzand, 79 Arlington Avenue, Kensington, CA Behrouz and Rana Mazandari, Berkeley, CA
<b>Appellant:</b>	Brian Garvey, <a href="mailto:BGarvey@berkeleyca.gov">BGarvey@berkeleyca.gov</a> , (510) 981-7488
<b>Staff Planner:</b>	<b>APPROVE</b> Use Permit ZP2022-0122 pursuant to Section 23.406.040 and <b>DISMISS</b> the Appeal.
<b>Recommendation:</b>	<b>Appeal of Zoning Officer decision (ZP2022-0122)</b> to approve a permit that would allow the construction of a third story major residential addition over 20-feet maximum height, alterations in the nonconforming front setback, addition of a fifth bedroom, outside deck, and a new pedestrian access bridge with a request that planner ensures construction lighting remain consistent with conditions of approval by pointing down and away from neighbors.
<b>Motion / Second:</b>	<b>Kahn / Sanderson</b>
<b>Vote:</b>	<b>7-0-0-2-0</b>
<b>Action:</b>	<b>APPROVED Project and DISMISSED the Appeal, with a recommendation that staff confirm proposed exterior lighting is shielded and pointed downward consistent with exterior lighting requirements outlined in BMC Section 23.304.100.</b>

**Subcommittee Reports:** N/A

**DRC – Preliminary Designs** for project proposals at 2427 San Pablo Avenue and 2480 Bancroft received positive recommendations from the Design Review Committee.

**Staff Communications:** The ZAB hearing scheduled for 7/13/23 is canceled.

**Adjourn: 8:00 PM; Motion / Second: Duffy / Gaffney; Vote: 7-0-0-2-0**

**Members of the Public:**

**Present: 7**

**Speakers: 1**