



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, September 28, 2023 - 7:04 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)

Staff Present: Claudia Garcia, Brian Garvey, Nilu Karimzadegan, Allison Reimer, Cecelia Mariscal

Ex Parte Communication Disclosures: Commissioner Kahn recused himself from the Action Calendar because his home is located near the 2996 Telegraph Avenue project (#ZP ZP2020-0055).

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

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 September 14, 2023

Recommendation: APPROVE

Motion / Second: Y. Duffy / I. Tregub

Vote: 9-0-0-0-0

Action: APPROVED

2. Consent Calendar

Motion / Second: Y. Duffy / I. Tregub

Vote: 9-0-0-0-0

Action: APPROVED

3. 2424 Jefferson Avenue – New Public Hearing

Application:	Use Permit #ZP2023-0082 to demolish a portion of a rear deck and construct a 26-square-foot addition to an existing single-family dwelling on a lot that exceeds lot coverage standards.
Zoning:	Restricted Two-Family Residential District (R-2)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Crystal Williams and Brian MacDonald 2424 Jefferson Avenue, Berkeley, CA
Staff Planner:	Cecelia Mariscal, cmariscal@berkeleyca.gov , (510) 981-7439
Recommendation:	APPROVE Use Permit ZP2023-0082, pursuant to BMC Section 23.406.040
Motion / Second:	Y. Duffy / I. Tregub
Vote:	9-0-0-0-0
Action:	Approved

4. 1798 Scenic Avenue – New Public Hearing

Application:	Use Permit Modification #ZP2023-0086 to modify the project originally approved under #ZP2021-0106 to change the ground floor use of Holbrook Hall at the Pacific School of Religion from higher education to a middle school. There are no changes proposed to the enrollment capacity.
Zoning:	Multi-Family Residential – Hillside Overlay (R-4H)
CEQA Determination:	Categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”)
Applicant/Owner:	Berkwood Hedge School, Love Weinstock, 1798 Scenic Avenue, Berkeley
Owner:	Pacific School of Religion, 1798 Scenic Avenue, Berkeley
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov , (510) 981-7439
Recommendation:	APPROVE Use Permit # ZP2022-0086 pursuant to Section 23.406.040
Motion / Second:	Y. Duffy / I. Tregub
Vote:	9-0-0-0-0
Action:	Approved

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Action Calendar

5. 2996 Telegraph Avenue – New Public Hearing

Application:	Use Permit #ZP2020-0055 to construct a 1,704 square-foot self-service car wash (14 feet in height) at an existing 36,812 square-foot lot that includes a gas station, quick food service, and a convenience store. The scope also includes a new 165-foot long wall at the west and the north property lines, two new electric vehicle charging stations, new landscaping, and new parking stall stripping.
Zoning:	Corridor Commercial District (C-C)
CEQA Recommendation:	Initial Study and proposed Negative Declaration (IS/ND) prepared pursuant to Article 6 of the CEQA Guidelines.
Applicant:	Barghausen Consulting Engineers, Inc., 18215 72 nd Avenue South Kent, Washington 98032
Owner:	Salkhi Petroleum, Arash Salkhi, 2145 Mendocino Avenue, Santa Rosa, California 95401
Staff Planner:	Niloufar Karimzadegan, nkarminzadegan@berkeleyca.gov , (510) 981-7430
Recommendation:	ADOPT the proposed IS/ND and APPROVE Use Permit #ZP2020-0055, pursuant to BMC Section 23.406.040
Motion / Second:	I. Tregub / D. Sanderson
Vote:	8-0-0-0-1
Action:	Approved

Subcommittee Reports:

DRC – Design Review Committee approved 2480 Bancroft Way for Final Design Review at the September 21, 2023 DRC meeting.

Staff Communications:

None

Adjourn: 8:12 PM; Motion / Second: Y. Duffy / D. Sanderson; Vote: 8-0-0-0-1

Members of the Public:

Present: 9

Speakers: 2