



Planning &
Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, January 11, 2024 - 7:05 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (appointed by Mayor Arreguin), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Brent Blackaby (District 3), Alyssa Plese (District 7), Debra Sanderson (District 8)

Leave of Absence: Michael Thompson, Brandon Yung,

Absence: Cecilia Lunaparra, Shoshana O'Keefe, Charles Kahn

Replacement: Brent Blackaby, Alyssa Plese

Staff Present: 5

Ex Parte Communication Disclosures: none

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

Agenda Changes:

None

Consent Calendar

1. Approval of Action Minutes from December 14, 2023

Recommendation: APPROVE

Motion / Second: K. Gaffney / D. Sanderson

Vote: 6-0-0-3-0 (Absent: C. Lunaparra/ S. O'Keefe/ C. Kahn)

Action: Approved

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2. 2420 Shattuck Avenue– New Public Hearing

Application:	Use Permit # ZP2023-0088 for a Density Bonus project that would demolish two existing two-story commercial buildings, merge two lots, and construct a 17-story (181 feet) 77,733 square-foot mixed-use building with 132 dwelling units (including 14 Very Low-Income Density Bonus Units) and 2,314 square feet of ground floor commercial space.
Zoning:	C-DMU Corridor – Downtown Mixed-Use Commercial District – Corridor Subarea
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 (“Infill Development Project”) of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley, CA
Owner:	2420 Shattuck LLC, 9101 Burning Tree Road, Bethesda, Maryland, 20817
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@berkeleyca.gov , (510) 981-7430
Recommendation:	Continue Use Permit #ZP2022-0149 to a date uncertain.
Motion / Second:	K. Gaffney / D. Sanderson
Vote:	6-0-0-3-0
Action:	Continued to a date uncertain

3. 2110 McKinley Avenue– New Public Hearing

Application:	Use Permit #ZP2023-0146 to raise the single-family dwelling by 3 feet (23 feet) on a lot that exceeds lot coverage.
Zoning:	R-2 Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Megan Sveiven., 326 Henry Street., Oakland, CA 94607
Owner:	Gustavo De Leon, 2110 McKinley Avenue., Berkeley, CA 94703
Staff Planner:	Waqar Shah wshah@berkeleyca.gov , 510-981-7548
Recommendation:	Approve Use Permit ZP2023-0146 pursuant to BMC Section 23.406.040
Motion / Second:	K. Gaffney / D. Sanderson
Vote:	6-0-0-3-0
Action:	Approved

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4. 2113-2115 Kittredge– New Public Hearing

Application:	Use Permit #ZP2022-0144 to demolish the commercial building on a landmarked site (preserving the front façade), and construct an 18-story (203 feet, with 8-foot, 4-inch parapet), 160,734-square-foot, mixed-use building with 211 dwelling units (including 22 Very Low-Income Density Bonus qualifying units), and a 24,273-square-foot live theater space.
Zoning:	C-DMU – Downtown Mixed-Use Commercial District – Core subarea
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15331 (“Historical Resource Restoration/Rehabilitation”) and Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.
Applicant	Christian Cerria, 2115 Kittredge Street LLC, 629 Mission Street, 5th Floor, San Francisco, CA 94105
Owner:	Robin Lent, 426 Sandhill Circle, Menlo Park, CA 94025
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	Approve Use Permit ZP2022-0144 BMC Section 23.406.040(D)
Motion / Second:	D. Sanderson / Y. Duffy
Vote:	5-0-1-3-0
Action:	Approved

Subcommittee Reports (Design Review Committee):

2818 Blake Street: ZAB recommended DRC review the metal cladding wrapping entire building at each façade. DRC recommended the applicant add more detail and interest to those facades the east and west facades of the building, and suggested the applicant add more windows. The applicant plans to return to DRC for a review of revised plans.

2587 Telegraph Ave: Preliminary design review of the project. DRC expressed concerns over the metal siding and inquired about whether the metal on the street frontage would get too hot. The DRC suggested redesigning the two bottom floors to break up the massing of the façade and bring more types of building materials.

Staff Communications:

None

Adjourn: 8:58 PM

Motion / Second: Y. Duffy /B. Blackaby

Vote: 5-0-0-4-0 (Absent: C. Lunaparra/ S. O’Keefe/ C. Kahn/ I.Tregub)

Action: Approved

Members of the Public:

Present: 22

Speakers: 7