



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 27, 2024 - 7:00 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Vacant (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Vacant (District 4) Shoshana O'Keefe (District 5), Charles Kahn (District 6), Alfred Twu (District 7), Deborah Sanderson (District 8)

Leave of Absence: Brandon Yung (District 7)

Staff Present: Claudia Garcia (Secretary), Vicky Schlepp (Clerk), Fatema Crane

Ex Parte Communication Disclosures: none

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 May 30, 2024

Recommendation: APPROVE

Motion / Second: Y. Duffy / K. Gaffney

Vote: 7-0-0-0-0

Action: Approved

Action Calendar

2. 3031 Adeline Street – Continued from May 9, 2024

Application:	Use Permit #ZP2018-0156 to demolish a single-story, approximately 1,000-square foot commercial building and an approximately 10,000-square foot surface parking lot, and to construct a seven-story, approximately 52,000-square foot mixed-use building of 75 feet maximum height comprised of approximately 4,000 square feet of commercial floor area, 60 dwelling units (including eight Very Low-Income and seven Low-Income), and as many as 21 off-street parking spaces.
Zoning:	C-AC - Adeline Corridor Commercial District / North Adeline Subarea
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 ("In-Fill Development") of the CEQA Guidelines
Applicant/Owner:	Moshe Dinar, Dinar & Associates; P.O. Box 70601, Oakland Athan Magganas for MAXACO LLC, 2550 Appian Way, #201, Pinole
Staff Planner:	Fatema Crane, Principal Planner, fcrane@berkeleyca.gov , (510) 981-7410 Assisted by: Boshi Fu and Kanah Lee, Planning Technicians
Recommendation:	APPROVE Use Permit #ZP2018-0156 pursuant to Section 23.406.040(D)
Motion / Second:	D. Sanderson/ K.Gaffney
Vote:	7-0-0-0-0
Action:	Approved with one revised condition and one new condition. - Revise Condition to include reference to BMC 23.334.030.B which requires applicant to provide one monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit up to maximum of 2 benefits per dwelling unit. - Add Condition of Approval to require prior to issuing a building permit, the City Traffic Engineer review site plan to identify any measures to reduce traffic congestion into the neighborhood.

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Subcommittee Reports:

DRC –

- 1598 University Avenue: Final Design Review continued from previous meeting. Discussed revisions applicant made to the project per comments from DRC; installing sun shades, trees along property line.
- There will be two vacancies on the DRC Commission. They are seeking a licensed architect and a ZAB member; Lillian Mitchell's last meeting will be in July because she will have served the maximum term of 8 years and ZAB member Igor Tregub is now on City Council.

Staff Communications:

- The City's First Draft Local Hazard Mitigation Plan (LHMP) has been posted for public review at <http://www.BerkeleyCA.gov/mitigation>. **All Commissions are invited to provide feedback on the First Draft Plan.** Please provide feedback during the June 27 hearing or send written feedback on any area(s) of concern to mitigation@berkeleyca.gov by July 31, 2024.
 - City Manager Memo dated May 31, 2024 regarding 2024 Update to the Local Hazard Mitigation Plan; Public Comment Process
 - Executive Summary
 - [City's First Draft Local Hazard Mitigation Plan](#)

Adjourn: 8:38 PM; Motion / Second: Y. Duffy / C. Kahn; Vote: 7-0-0-0-0

Members of the Public:

Present: 10

Speakers: 10
