

PLANNING AND
DEVELOPMENT

ZONING ADJUSTMENTS BOARD – MEMORANDUM

December 12, 2024

933 Gilman Street

(1221, 1223, and 1225 Eighth Street, and 1226, 1250-1288 Ninth Street)

Berkeley Fire Department Headquarters

Use Permit #ZP2024-0136 to establish an approximately 54,600 ~~47,900~~ square foot public safety facility for the Berkeley Fire Department and Emergency Operations Center in the six buildings bounded by Eighth Street, Gilman Street, and Ninth Street. The project includes: demolition of two accessory structures; conversion of 42,000 ~~37,000~~ square feet to office and ancillary uses including, training facilities (17,200 square feet) and a staff wellness center (5,200 square feet); conversion to a non-emergency ambulance deployment center (7,400 ~~6,600~~ square feet); and a warehouse (5,100 ~~4,300~~ square feet).

Staff discovered an error in the square footages used in the project description, and has corrected them as show above with the correct area underlined and the incorrect area indicated with a strikethrough. The error was an omission of one of the buildings in the description only. The project was correctly analyzed at this size, and these corrections do not require any additional zoning permits or findings.

The Notice of Administrative Decision, and Findings and Conditions will reflect the updated project description. There is one change in the required Finings, III.A. (page 3):

I. OTHER FINDINGS FOR APPROVAL

- A. Pursuant to BMC Section 23.206.050(B)(4) Protected Non-Industrial Uses, ZAB finds that conversion of Building E (see Attachment 2, Plans), currently occupied by an arts/craft studio, is permissible because the business will relocate to 722 Camelia Street. This site is located in the West Berkeley Plan Area. The new location has more floor area than the existing building, and will replace approximately 7,400 ~~6,600~~ square feet with 8,300 square feet (10,000 square feet

STAFF MEMO – ZONING ADJUSTMENTS BOARD

933 GILMAN STREET

December 12, 2024

Page 2 of 2

after a proposed addition). The use has been approved under Zoning Certificate No. ZCBL2024-0021, and has land use entitlement and building permit applications under review for the new space.

Staff Planner: Samantha Updegrave, supdegravel@berkeleyca.gov, (510) 981-7414

File location:

v.11-20-2024 (delete version # when finalizing)