



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, October 22, 2020 - 7:02 PM

### Preliminary Matters:

**Roll Call:**

**Commissioners Present:** Igor Tregub (Mayor Appointee), Teresa Clark (District 1), Patrick Sheahan (District 2), John Selawsky (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Chairperson, District 5), Charles Kahn (Vice-Chairperson, District 6), Dohee Kim (District 7), Denise Pinkston (District 8).

**Staff Present:** Secretary Shannon Allen, Vicky Schlepp, Fatema Crane, Ashley James.

**Ex Parte Communication Disclosures:** None.

**Public Comment:** Speakers: 2

**Agenda Changes:** 2435-2437 Virginia Street moved to Action Calendar.

### Consent Calendar

1. Approval of Action Minutes from October 8, 2020

**Recommendation:** APPROVE

**Motion / Second:** I. Tregub / C. Olson

**Vote:** 8-0-1-0 (Abstain: D. Kim)

**Action:** APPROVED

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### Action Calendar

#### 2. [2435-2437 Virginia Street](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2018-0113</b> to construct a three-story, 32 ft.-tall average height, approximately 1,150-sq. ft. building addition at the rear of an existing two-story triplex. The addition would include two new dwelling units and three new parking spaces. Two uncovered parking spaces are proposed to be relocated within the rear yard setback for a total of five on-site parking spaces. A six-ft. tall trash enclosure is proposed within the front yard setback.
<b>Zoning:</b>	R-3(H) – Multiple Family Residential/Hillside Overlay
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).
<b>Applicant:</b>	Ronald Giddings, 2501 Rosewalk, Berkeley, CA
<b>Owner:</b>	Jack Phillips, 2625 Alcatraz Ave., Unit 322, Berkeley, CA
<b>Staff Planner:</b>	Fatema Crane, <a href="mailto:fcrane@cityofberkeley.info">fcrane@cityofberkeley.info</a> , (510) 981-7413
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2018-0113 pursuant to BMC Section 23B.32.030.
<b># of Speakers:</b>	<b>5</b>
<b>Motion / Second:</b>	<b>I. Tregub / C. Kahn</b>
<b>Vote:</b>	<b>9-0-0-0</b>
<b>Action:</b>	<b>APPROVED with additional Condition of Approval.</b>

#### 3. [2210 Harold Way](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2020-0011</b> to demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel. The project would provide no off-street parking, reduce certain setbacks, and pay an in-lieu fee instead of providing privately-owned public open space.
<b>Zoning:</b>	C-DMU - Downtown Mixed-Use District, Outer Core Area
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
<b>Applicant:</b>	Trystan Christ, Red Horse Constructors, 36 Professional Center Parkway, San Rafael, CA
<b>Owner:</b>	K & M South Berkeley, LLC, P.O. Box 5175, Larkspur, CA
<b>Staff Planner:</b>	Ashley James, <a href="mailto:ajames@cityofberkeley.info">ajames@cityofberkeley.info</a> , (510) 981-7458
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2020-0011 pursuant to BMC Section 23B.32.030.
<b># of Speakers:</b>	<b>4</b>
<b>Motion / Second:</b>	<b>J. Selawsky / T. Clarke</b>
<b>Vote:</b>	<b>9-0-0-0</b>
<b>Action:</b>	<b>APPROVED with additional Condition of Approval.</b>

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**Informational Item**

**4. University of California, Berkeley, Long Range Development Plan Update (LRDP) and Housings Projects #1 and #2**

Presentation from the UC Berkeley Capital Strategies Staff:

Wendy Hillis, Assistant Vice Chancellor and Campus Architect

Marissa Cheng, Senior Planner, Physical & Environmental Planning, and

Kyle Gibson, Director of Communications for Capital Strategies

**Subcommittee Reports**

- **Design Review Committee (DRC)**

<https://www.cityofberkeley.info/designreview/>

**[Memorandum from Shannon Allen, ZAB Co-Secretary, to ZAB, Regarding California Chapter of the American Planning Association \(APA\) Virtual State Conference](#)**

**Adjourn: 10:04 PM**

**Members of the Public:**

**Present: 23**

**Speakers: 14**

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