



# Action Minutes

Planning & Development Department  
Land Use Planning Division

## Zoning Adjustments Board Thursday, February 11, 2021 - 7:01 PM

### Preliminary Matters:

**Roll Call:**

**Commissioners Present:** Igor Tregub (Mayor Appointee), Teresa Clarke (District 1), Kimberly Gaffney (District 2), John Selawsky (District 3), Carrie Olson (District 4), Charles Kahn (Acting Chairperson, District 6), Dohee Kim (District 7),

**Unexcused Absence:** Denise Pinkston (District 8).

**Staff Present:** Secretary Leslie Mendez, Allison Riemer, Nick Armour.

**Ex Parte Communication Disclosures:** None.

**Public Comment:** Speakers: 1

**Agenda Changes:** None.

### Consent Calendar

1. Approval of Action Minutes from January 28, 2021  
**Recommendation:** APPROVE  
**Motion / Second:** C. Olson / D. Kim  
**Vote:** 7-0-0-1 (Absent: D. Pinkston)  
**Action:** APPROVED

## ACTION MINUTES - Zoning Adjustments Board

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### Consent Calendar

#### 2. [1241 Ashby Avenue](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2018-0178</b> to construct a detached, 1,960 square-foot, two-story dwelling unit with a reduced rear yard setback behind an existing duplex.
<b>Zoning:</b>	R-3 – Multiple Family Residential District
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Sections 15303 (“New Construction or Conversion of Small Structures”) and 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
<b>Applicant / Owner:</b>	Ying Hua, 2466 26th Ave, San Francisco
<b>Staff Planner:</b>	Layal Nawfal, <a href="mailto:lnawfal@cityofberkeley.info">lnawfal@cityofberkeley.info</a> , (510) 981-7424
<b>Recommendation:</b>	<b>CONTINUE</b> Use Permit #ZP2018-0178 to the March 11, 2021 ZAB meeting.
<b>Motion / Second:</b>	<b>C. Olson / D. Kim</b>
<b>Vote:</b>	<b>7-0-0-1</b> (Absent: D. Pinkston)
<b>Action:</b>	<b>Continued to March 11, 2021.</b>

#### 3. [31 Florida Avenue](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2020-0116</b> to enclose a second story covered balcony within a non-conforming front yard setback on a property that is non-conforming for lot coverage.
<b>Zoning:</b>	R-1(H) – Single Family Residential District, Hillside Overlay
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15301 (“Existing Facilities”)
<b>Applicant:</b>	Lee Shea, 355 Christopher Drive, San Francisco
<b>Owner:</b>	Susan Hyde and Sean Smith, 31 Florida Avenue, Berkeley
<b>Staff Planner:</b>	Nick Armour, <a href="mailto:narmour@cityofberkeley.info">narmour@cityofberkeley.info</a> , (510) 981-7485
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2020-0116 pursuant to BMC Section 23B.32.030.
<b>Motion / Second:</b>	<b>C. Olson / D. Kim</b>
<b>Vote:</b>	<b>7-0-0-1</b> (Absent: D. Pinkston)
<b>Action:</b>	<b>APPROVED</b>

### Staff Communications

Senior Planner Leslie Mendez announced that the election of the ZAB chair and vice-chair would be at the February 25 meeting, shared the requirement from State law on when commissioners would need to recuse themselves, and shared a memo from the City Clerk on subcommittees.

**Adjourn: 7:22 PM; Motion / Second: I. Tregub / C. Olson**

### Members of the Public:

**Present: 7**

**Speakers: 0**