



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, May 27, 2021 - 7:01 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Staff Present: Secretary Shannon Allen, Vicky Schlepp, Leslie Mendez, Sharon Gong.

Ex Parte Communication Disclosures:

Igor Tregub –Spoke with applicant for 600 Addison. Spoke with mayor regarding 600 Addison.

Yes Duffy - Spoke with applicant for 600 Addison.

Kimberly Gaffney – Met with applicants for 600 Addison.

Michael Thompson - Spoke with applicant for 600 Addison.

Carrie Olson - Received email from applicant for 600 Addison; did not discuss.

Dohee Kim - Spoke with applicant for 600 Addison.

Debra Sanderson – Spoke with applicant for 600 Addison.

Shoshana O'Keefe – Received email from applicant for 600 Addison; did not discuss.

Charles Kahn - Spoke with applicant for 600 Addison.

Public Comment: Speakers: 1

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from May 13, 2021

Recommendation: APPROVE

Motion / Second: C. Olson / D. Kim

Vote: 8-0-0-1 (Recuse: C. Kahn as his firm, KDA, is the applicant for another item on Consent, 2737 Durant)

Action: APPROVED

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Consent Calendar

1. [770 Page Street](#) – New Public Hearing

Application:	Use Permit #ZP2020-0051 to demolish an existing single-family dwelling unit and construct four detached, three-story approximately 1,500-square-foot dwelling units on a 5,532-square-foot lot.
Zoning:	MU-R – Mixed Use Residential District
CEQA Recommendation:	Categorically exempt pursuant to 15301, 15303, and 15332 of the CEQA Guidelines (“Existing Facilities,” “New Construction or Conversion of Small Structures,” and “In-Fill Development”).
Applicant/Owner:	1444 5 th Street, LLC, 805 Jones Street, Berkeley
Staff Planner:	Leslie Mendez, lmendez@cityofberkeley.info , (510) 981-7426
Recommendation:	APPROVE Use Permit #ZP2020-00051 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / D. Kim
Vote:	8-0-0-1 (Recuse: C. Kahn as his firm, KDA, is the applicant for another item on Consent, 2737 Durant)
Action:	APPROVED on Consent

2. [2737 Durant Avenue](#) – New Public Hearing

Application:	Use Permit ZP#2020-0016 to construct a three-story, four dwelling unit building on an existing vacant lot.
Zoning:	R-3(H) – Multiple Family Residential District, Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to 15303 and 15332 of the CEQA Guidelines (“New Construction or Conversion of Small Structures,” and “In-Fill Development Projects”).
Applicant:	Sonia Trujillo, Studio KDA, 1810 Sixth Street, Berkeley
Owner:	Michael Abreu, Southgate Annex, 408 Ustilago Court, San Ramon
Staff Planner:	Leslie Mendez, lmendez@cityofberkeley.info , (510) 981-7426
Recommendation:	APPROVE Use Permit # ZP2020-0016 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / D. Kim
Vote:	8-0-0-1 (Recuse: C. Kahn as his firm, KDA, is the applicant for another item on Consent, 2737 Durant)
Action:	APPROVED on Consent

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Action Calendar

The public may comment on each item listed on the agenda for action as the item is taken up. The Board Chairperson may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. Action items may be reordered at the discretion of the Board Chairperson with the consent of the Zoning Adjustments Board.

3. [2015 Blake Street](#) - New Public Hearing

Application:	Review and comment on Draft Environmental Impact Report (EIR) for Use Permit #ZP2020-0072 to merge seven parcels into two, demolish four existing buildings (one residential building, an associated accessory structure, and two nonresidential buildings), relocate and restore two existing residential buildings with seven dwelling units, and construct two new residential buildings: a three-story, six-unit building with two units affordable to low income households, and a seven-story, 155-unit building with nine units affordable to very low income households and a subterranean garage with 93 parking spaces.
Zoning:	R-4 – Multi-Family Residential
CEQA Recommendation:	A Draft Environmental Impact Report (EIR) was prepared and is available for public comment until June 14, 2021.
Applicant:	Laconia Development, LLC, 1981 North Broadway, Suite 145, Walnut Creek c/o Mia Perkins, Rhoades Planning Group, 46 Shattuck Square, Suite 11, Berkeley
Owner:	Richard Nagler, 2019 Blake Street, Berkeley
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	Hold a public hearing on the Draft EIR and provide comment
# of Speakers:	1
Action:	Held a public hearing and ZAB provided comments.

4. [600 Addison Street](#) – New Public Hearing

Application:	Use Permit #ZP2019-0215 to demolish buildings on an approximately 8.4-acre industrial site and to construct a research and development (R&D) campus containing two buildings totaling 461,822 square feet of gross floor area and 924 parking spaces.
Zoning:	MU-LI – Mixed Use-Light Industrial
CEQA Recommendation:	Adopt the proposed mitigated negative declaration prepared pursuant to Article 6 of the CEQA Guidelines
Applicant:	Scott Smithers, Managing Principal, Berkeley Commons, LLC, 644 Menlo Avenue, Menlo Park
Owner:	Jason Jones, Managing Member, Aquatic Park Science Center II, LLC, P.O. Box 183, Corte Madera
Staff Planner:	Leslie Mendez, lmendez@cityofberkeley.info , (510) 981-7426

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Recommendation:	ADOPT the proposed Mitigated Negative Declaration; and APPROVE Use Permit #ZP2019-0215 pursuant to Section 23B.32.030
# of Speakers:	10
Motion / Second:	D. Kim / I. Tregub
Vote:	9-0-0-0
Action:	ADOPTED Mitigated Negative Declaration and APPROVED with minor changes and addition to conditions: <ul style="list-style-type: none">• Coast Redwood Tree Protection Plan• Revised timing of Final Design Review

Subcommittee Reports

- **Design Review Committee (DRC): None**
<https://www.cityofberkeley.info/designreview/>

Staff Communications: None

General Communication

- [Email from Kelly Hammargren, re: Native Garden Tour on May 16 and 23, received on May 13, 2021.](#)
- [Emails from David Kellogg to Jim Frank, re:1730 Blake, received on May 13, 20 and May 25, 2021.](#)

Adjourn: 9:46 PM; Motion / Second: C. Kahn / S. O'Keefe

Members of the Public:

Present: 40

Speakers: 15
