



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, October 28, 2021 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Laurie Capatelli (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).

Excused Absence: None.

Staff Present: Secretary Samantha Updegrave and Allison Riemer

Ex Parte Communication Disclosures: I. Tregub, L. Capatelli, and C. Kahn each spoke separately to the applicant for 2411 Sixth Street; K. Gaffney was previously employed by the same firm as the applicant representing 1915 Berryman (recused from item).

Public Comment: Speakers: 1

Agenda Changes: 2411 Sixth moved to Action calendar

Consent Calendar

1. Approval of Action Minutes from October 14, 2021

Recommendation: APPROVE

Motion / Second: I.Tregub / K. Gaffney

Vote: 6-0-3-0 (Abstained M. Thompson, L. Capatelli, I. Tregub)

Action: APPROVED

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Consent Calendar

2. 1442 Fifth Street. – New Public Hearing

Application:	Use Permit #ZP2021-0083 to demolish an existing single-family dwelling unit and construct three detached, three-story dwelling units on a 4,350-square-foot lot.
Zoning:	MU-R – Mixed Use Residential
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Sections 15301, 15303, and 15332 of the CEQA Guidelines (“Existing Facilities,” “New Construction or Conversion of Small Structures,” and “In-Fill Development”).
Applicant/Owner:	1442 Fifth Street, LLC, 805 Jones Street, Berkeley Applicant:
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485
Recommendation:	APPROVE Use Permit # ZP2021-0083 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub/ K. Gaffney
Vote:	9-0-0-0
Action:	APPROVED

3. 776 Page St. – New Public Hearing

Application:	Use Permit #ZP2021-0084 to demolish an existing single-family dwelling unit and construct three detached, three-story dwelling units on a 3,937-square-foot lot.
Zoning:	MU-R – Mixed Use Residential
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Sections 15301, 15303, and 15332 of the CEQA Guidelines (“Existing Facilities,” “New Construction or Conversion of Small Structures,” and “In-Fill Development”).
Applicant/Owner:	776 Page Street, LLC, 805 Jones Street, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485
Recommendation:	APPROVE Use Permit # ZP2021-0084 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub/ K. Gaffney
Vote:	9-0-0-0
Action:	APPROVED

4. 1048 University Avenue– New Public Hearing

Application:	Use Permit Modification #ZP2021-0138 to expand existing emergency pet hospital into adjacent tenant space in the C-W District.
Zoning:	C-W – West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Sidell Pakravan Architects, 2445 Sixth St., Berkeley
Owner	NCI Berkeley NVA LLC, 1048 University Ave, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485

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Recommendation:	APPROVE Use Permit ZP2021-0138, pursuant to BMC Section 23B.32.040
Motion / Second:	I. Tregub/ K. Gaffney
Vote:	9-0-0-0
Action:	APPROVED

5. 2022 San Pablo Ave – New Public Hearing

Application:	Use Permit Modification #ZP2021-0139 to expand existing emergency pet hospital into adjacent tenant space in the C-W District.
Zoning:	C-W – West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Sidell Pakravan Architects, 2445 Sixth St., Berkeley
Owner	Tuso Farms Inc, 71 Janis Ct., Alamo
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485
Recommendation:	APPROVE Use Permit ZP2021-0139, pursuant to BMC Section 23B.32.040
Motion / Second:	I. Tregub/ K. Gaffney
Vote:	9-0-0-0
Action:	APPROVED

Action Calendar

6. 2411 Sixth Street- Continued from September 23, 2021

Application:	Appeal of Zoning Officer’s Decision to approve Administrative Use Permit #ZP2020-0067 to alter and expand an existing 975 square feet single-story single-family dwelling on a 4,154 square feet residential parcel by adding a second story within a non-conforming front and side yard, resulting in a 2,051 square feet, two-story single-family dwelling.
Zoning:	R-1A – Limited Two-Family Residential District Provisions
CEQA Recommendation:	Categorically exempt pursuant to Sections 15301 and 15303 of the CEQA Guidelines (“Existing Facilities” and “New Construction or Conversion of Small Structures”).
Applicant:	Jim Novosel, 1840 Alcatraz Ave, Berkeley
Owner:	Tom Jozinovic, 1619 Heidelberg Dr, Livermore
Staff Planner:	Jim Frank, JFrank@cityofberkeley.info , (510) 981-7548
Recommendation:	Review Memo, APPROVE Administrative Use Permit #ZP2021-0067 pursuant to BMC Section 23B.28.060.C.1 and DISMISS the Appeal
# of Speakers:	3
Motion / Second:	I. Tregub/ C. Kahn
Vote:	9-0-0-0

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Action:	APPROVED Administrative Use Permit #ZP2021-0067 with modification to Condition of Approval #10 and DISMISSED the Appeal pursuant to BMC Section 23B.28.060.C.1.
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7. 1915 Berryman Street– New Public Hearing

Application:	Use Permit #ZP2020-0045 to demolish an existing three-unit residential building and construct a four-story residential building with eleven dwelling units.
Zoning:	R-2A – Restricted Multiple-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 of the CEQA Guidelines (“Infill Development”).
Applicant:	Brad Gunkel, 1295 59th St., Emeryville
Owner:	Alon Danino, 1493 Firebird Wy., Sunnyvale
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485
Recommendation:	APPROVE Use Permit ZP2020-0045, pursuant to BMC Section 23B.32.040
# of Speakers:	20
Motion / Second:	C. Olson/ C. Kahn
Vote:	8-0-0-0-1 (Recused: K. Gaffney, previously work for the applicant’s firm)
Action:	APPROVED with modifications to add a condition related to deck railings and modify the deposit for tree monitoring.

Adjourn: 9:52 PM; Motion / Second: L. Capatelli / C. Kahn

Members of the Public:

Present: 36

Speakers: 24
