



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, April 28, 2022 - 7:00 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (Temporary Vice Chairperson) District 3), Carrie Olson (District 4), Patrick Sheahan (District 5), Deborah Matthews (District 6), Dohee Kim (Temporary Chairperson) District 7), Debra Sanderson (District 8).

Excused Absence: Charles Kahn (Chairperson, District 6), Shoshana O'Keefe (Vice Chairperson, District 5)

Staff Present: Secretary Samantha Updegrave, Russell Roe, Karen Hernandez, Sarah Cynn, Bryan Garvey, Steve Buckley, Sharon Gong, Allison Riemer

Ex Parte Communication Disclosures:

Igor Tregub – Received text from Rena Rickles, representing the appellant for 1151 Grizzly Peak. Spoke strictly about the process and answering questions about the process. Received a call from Rick Auerbach regarding 2600 Tenth Street, to discuss what had been discussed in the previous public ZAB hearing.

Yes Duffy – Conducted a site visit at 25 Stoddard Way to view the impacts of the accessory buildings at 1151 Grizzly Peak, on 4/27/2022.

Michael Thompson - Conducted a site visit at 25 Stoddard Way to view the impacts of the accessory buildings at 1151 Grizzly Peak, on 4/28/2022.

Patrick Sheahan – Conducted a site visit to both 1151 Grizzly Peak and 25 Stoddard Way, no discussion. Received email from Rick Auerbach regarding 2600 Tenth Street. Only asked if the report he emailed would be included in the packet, but Sheahan had not received the packet at that point, and later confirmed it was.

Debra Sanderson – Received phone call from Chris Barlow, noting their project at 2600 Tenth Street is in the agenda. No substantial discussion.

Temporary Chair and Vice Chair Election:

Temporary Chair - Igor Tregub nominated Dohee Kim as temporary Chair for the meeting, Carrie Olson second.

Vote: 9-0-0-0-0

Vice Chair – Carrie Olson nominated Michael Thompson for Vice Chair, Deborah Matthews second.

Vote: 9-0-0-0-0.

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Public Comment: Speakers: 1

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from March 24, 2022

Recommendation:	APPROVE
Motion / Second:	C. Olson/ D. Sanderson
Vote:	9-0-0-0-0
Action:	APPROVED

2. [2972-2974 Adeline Street](#) – New Public Hearing

Application:	Use Permit #ZP2021-0140 to convert second floor commercial space to residential dwelling units on a 3,760 square-foot lot with an existing commercial building.
Zoning:	C-AC-Adeline Corridor Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Serena Lim, 1203 Willamette Street, Ste 210, Eugene, OR
Owner:	HKL Family LLC, c/o Jessie Zechnowitz, 2974 Adeline Street, Berkeley
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit #ZP2021-0140 pursuant to BMC 23E.70.030 and 23C.04.080
Motion / Second:	C. Olson/ D. Sanderson
Vote:	9-0-0-0-0
Action:	CONTINUE to May 26, 2022

3. [2026 San Pablo Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2021-0187 to add the service of distilled spirits incidental to food service at an existing restaurant.
Zoning:	C-W – West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Sergio Monleon, Gram Via Restaurant Group LLC, 2026 San Pablo Avenue, Berkeley, CA
Owner:	Kevin Gordon, 2091 Rose Street, Berkeley, CA

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Staff Planner:	Russell Roe, rroe@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE Use Permit # ZP2021-0187 pursuant to BMC Section 23.406.040.
Motion / Second:	C. Olson/ D. Sanderson
Vote:	9-0-0-0-0
Action:	APPROVED

4. [2142 Oxford Street](#) – New Public Hearing

Application:	Use Permit #ZP2021-0182 to add the service of distilled spirits incidental to food service at an existing restaurant.
Zoning:	C-DMU– Downtown Mixed-Use District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Applicant: Deepak Aggarwal, c/o Rhoades Planning Group, 2140 Shattuck Avenue, Ste. 705, Berkeley CA
Owner:	Nasser Kashani, 9 Union Street, San Rafael
Staff Planner:	Russell Roe, rroe@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE Use Permit # ZP2021-0182 pursuant to BMC Section 23.406.040.
Motion / Second:	C. Olson/ D. Sanderson
Vote:	9-0-0-0-0
Action:	APPROVED

Action Calendar

5. [1151 Grizzly Peak Boulevard](#) – Continued from January 13, 2022

Application:	Administrative Use Permit ZP#2021-0088 to legalize two Accessory Buildings in the rear yard of a Single-Family Dwelling.
Zoning:	R-1H – Single-Family Residential District, Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines
Applicant:	Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley
Owner:	Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley
Staff Planner:	Samantha Updegrave, supdegrave@cityofberkeley.info , (510) 981-7414
Recommendation:	APPROVE Use Permit # ZP2021-0088 pursuant to BMC Section 23B.32.030.
Motion / Second:	P. Sheahan / I. Tregub
Vote:	7-0-2-0-0
Action:	CONTINUED to May 26, 2022

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6. [1201 San Pablo Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low-Income units), 1,680 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.
Zoning:	C-W – West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley, CA 94710
Owner:	Lanhai Su, 4500 Great America Parkway, Santa Clara, CA 95054
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	APPROVE Use Permit # ZP2021-0070 pursuant to BMC Section 23B.32.030
Motion / Second:	I. Tregub/ C. Olson
Vote:	7-0-2-0-0
Action:	<p>APPROVED with the following conditions: planting of screening trees at the landscape strip and rebuilding the fence along the east property line; establishment of a bike boulevard on Kains Avenue; analysis of traffic signal warrants for the San Pablo and Harrison intersection; Left Turn Only signage and pavement markings at the Harrison garage exit.</p> <p>The ZAB also made Recommendations to the applicants to: explore moving the garage driveway from Harrison Street to San Pablo Avenue; explore ways to mitigate the garage door noise; consider using native trees where possible.</p>

7. [2600 Tenth Street](#) – Continued from January 13, 2022

Application:	Appeal of Zoning Officer’s Decision to approve Administrative Use Permit ZP#2019-0090 to change the use of four existing tenant spaces on the first and second floors, totaling 20,367 square feet, from media production to a research and development use.
Zoning:	MU-LI – Mixed Use-Light Industrial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant/Owner:	Chris Barlow, Wareham Development, 1120 Nye Street, Suite 400, San Rafael, CA
Staff Planner:	Samantha Updegrave, supdegrave@cityofberkeley.info , (510) 981-7414

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Recommendation:	APPROVE Use Permit #ZP2019-0090 pursuant to BMC Section 23B.28.060 and DISMISS the Appeal
Motion / Second:	I. Tregub/ C. Olson
Vote:	9-0-0-0-0
Action:	CONTINUED to May 26, 2022 as first action item

Staff Communications


None

Adjourn: 12:11 am; Motion / Second: D. Matthews / M. Thompson

Members of the Public:

Present: 64

Speakers: 33

 Samantha Updegrave, Principal Planner Co-Secretary of the Zoning Adjustments Board
