



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, October 13, 2022 - 7:04 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Shoshana O’Keefe (District 5), Deborah Matthews (District 6), Dohee Kim (Temporary Vice Chairperson, District 7), Debra Sanderson (District 8).

Leave of Absence: Charles Kahn (Chairperson, District 6)

Vacancy: District 4

Staff Present: Secretary Samantha Updegrave, Allison Riemer, Sharon Gong, Katrina Lapira, Karen Hernandez

Ex Parte Communication Disclosures: Commissioner Tregub and Commissioner Matthews received phone calls from Rina Rickles to discuss 3003 Dwight Way.

Public Comment:

Speakers – 0

Agenda Changes:

None

Consent Calendar

1. Approval of Action Minutes from September 22, 2022

Recommendation:	APPROVE
Motion / Second:	I. Tregub / D. Kim
Vote:	6-0-0-2-0
Action:	APPROVED

2. Approval of Consent Calendar Items No 3 – 4

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3. 3003 Dwight Way – New Public Hearing

Application:	Use Permit #ZP2021-0052 to add a pool, pool house, greenhouse, retaining walls, and fences on the undeveloped half of the site.
Zoning:	ESR – Environmental Safety-Residential
CEQA Recommendation:	Adopt the Negative Declaration prepared pursuant to Article 6 of the CEQA Guidelines.
Applicant:	Ivor Brown, 1144 65 th Street, #E, Oakland
Owner:	Jonathan Logan, 3003 Dwight Way, Berkeley
Staff Planner:	Allison Riemer ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit #ZP2021-0052 pursuant to BMC 23.406.040.
Motion / Second:	I. Tregub / D. Kim
Vote:	8-0-0-0-0
Action:	APPROVED

4. 2435 Haste Street – New Public Hearing

Application:	Use Permit #ZP2021-0210 to demolish an existing multi-family building (eight units) and construct an eight-story, residential building with 37 units (including affordable replacement units) and 935 square feet of usable open space.
Zoning:	R-SMU – Residential Southside Mixed-Use District
CEQA Recommendation:	Categorically exempt pursuant to §15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
Applicant:	Buddy Williams, Studio KDA, 1810 Sixth Street, Berkeley, CA 94710
Owner:	Kenneth Ent, 2441 Haste Street, Berkeley, CA 94704
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	APPROVE Use Permit #ZP2021-0210, pursuant to BMC 23.406.040.
Motion / Second:	I. Tregub / D. Kim
Vote:	8-0-0-0-0
Action:	APPROVED

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Action Calendar

5. 1262 Francisco Street – New Public Hearing

Application:	Appeal of Zoning Officer's Decision to approve Administrative Use Permit #ZP2021-0006 to modify Administrative Use Permit ZP#2020-0122 to add 40 square feet on the first floor and a balcony on the second floor of an existing single-family dwelling unit.
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 153301 of the CEQA Guidelines ("Existing Facilities"). The determination is made by ZAB.
Applicant:	Sunny Grewal (Architect), Oakland
Owner:	Jonathan Miller, 1262 Francisco, Berkeley
Staff Planner:	Katrina Lapira, klapira@cityofberkeley.info , (510) 981-7488
Appellants:	Aimee Baldwin, 1256 Francisco, Berkeley John Vinopal, 1256 Francisco, Berkeley
Recommendation:	APPROVE Administrative Use Permit #ZP2021-0006 pursuant to Section 23.406.040.
# of Speakers:	15
Motion / Second:	D. Sanderson / D. Matthews
Vote:	8-0-0-0-0
Action:	APPROVED

Subcommittee Reports:
DRC – None.

Staff Communications:
None.

Adjourn: 9:00 PM; Motion / Second: I. Tregub / M. Thompson; Vote: 8-0-0-0-0

Members of the Public:
Present: 41
Speakers: 15



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