



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 22, 2023 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4), Charles Kahn (District 6), , Deborah Sanderson (District 8), Alyssa Plese (District 7).

Leave of Absence: Shoshana O’Keefe, Igor Tregub, Brandon Yung

Staff Present: Claudia Garcia, Brian Garvey, Karen Hernandez-Gonzalez, Katrina Lapira, Cecelia Mariscal, Samantha Updegrave

Ex Parte Communication Disclosures: No Ex Parte

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 1

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.
No changes made.

ACTION MINUTES - Zoning Adjustments Board

Thursday, June 22, 2023

Page 2 of 3

Consent Calendar

1. Approval of Action Minutes from June 8, 2023

Recommendation: **APPROVE**

Motion / Second: **Duffy/Kahn**

Vote: **6-0-1-2-0**

Action: **APPROVED**

2. 1192 Oxford Street – New Public Hearing

Application:	Use Permit #ZP2023-0039 to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.
Zoning:	Single-Family Residential District within the Hillside Overlay (R-1H)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Maurice and Diana Levitch, 1209 Heinz Avenue, Berkeley Helene Goldberg, 1192 Oxford Street, Berkeley
Owner:	Karen Hernandez, Khernandez-gonzalez@berkeleyca.gov , 510-981-7426
Staff Planner:	APPROVE Use Permit ZP2023-0039, pursuant to BMC Section 23.406.040
Recommendation:	Use Permit #ZP2023-0039 to enclose and convert the existing porch into a powder room and foyer, convert the existing second-floor sunroom into a bathroom, remodel the existing second-floor deck to add approximately 100 square feet, and construct new outdoor stairs. The proposed building height would be 25 feet, 10 inches.
Motion / Second:	Duffy/ Kahn
Vote:	7-0-0-2-0
Action:	APPROVED

3. 1432 Blake Street– New Hearing

Application:	Use Permit #ZP2022-0180 to construct exterior stairs and a 100 square-foot enclosed porch with a maximum height of 17 feet 6 inches to an existing dwelling unit on a lot that is non-conforming for lot density.
Zoning:	Single-Family Residential District (R-1)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Mariana Vitorro, Berkeley
Owner:	Katrina Lapira, KLapira@berkeleyca.gov , 510-981-7488
Staff Planner:	APPROVE Use Permit # ZP2022-0180 pursuant to Section 23.406.040
Recommendation:	Use Permit #ZP2022-0180 to construct exterior stairs and a 100 square-foot enclosed porch with a maximum height of 17 feet 6 inches to an existing dwelling unit on a lot that is non-conforming for lot density.
Motion / Second:	Duffy/ Kahn
Vote:	7-0-0-2-0
Action:	APPROVED

ACTION MINUTES - Zoning Adjustments Board

Thursday, June 22, 2023

Page 3 of 3

Action Calendar

5. 1524 Campus Drive – Appeal

Application:	Appeal of Zoning Officer decision (ZP2022-0122) to approve a permit that would allow the construction of a third story major residential addition over 20-feet maximum height, alterations in the nonconforming front setback, addition of a fifth bedroom, outside deck, and a new pedestrian access bridge.
Zoning:	Single-Family Residential District within the Hillside Overlay (R-1H)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Mike Pourzand, 79 Arlington Avenue, Kensington, CA Behrouz and Rana Mazandari, Berkeley, CA
Appellant:	Brian Garvey, BGarvey@berkeleyca.gov , (510) 981-7488
Staff Planner:	APPROVE Use Permit ZP2022-0122 pursuant to Section 23.406.040 and DISMISS the Appeal.
Recommendation:	Appeal of Zoning Officer decision (ZP2022-0122) to approve a permit that would allow the construction of a third story major residential addition over 20-feet maximum height, alterations in the nonconforming front setback, addition of a fifth bedroom, outside deck, and a new pedestrian access bridge with a request that planner ensures construction lighting remain consistent with conditions of approval by pointing down and away from neighbors.
Motion / Second:	Kahn / Sanderson
Vote:	7-0-0-2-0
Action:	APPROVED Project and DISMISSED the Appeal, with a recommendation that staff confirm proposed exterior lighting is shielded and pointed downward consistent with exterior lighting requirements outlined in BMC Section 23.304.100.

Subcommittee Reports: N/A

DRC – Preliminary Designs for project proposals at 2427 San Pablo Avenue and 2480 Bancroft received positive recommendations from the Design Review Committee.

Staff Communications: The ZAB hearing scheduled for 7/13/23 is canceled.

Adjourn: 8:00 PM; Motion / Second: Duffy / Gaffney; Vote: 7-0-0-2-0

Members of the Public:

Present: 7

Speakers: 1
