



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, July 27, 2023 - 7:03 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4), Charles Kahn (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

Leave of Absence: Shoshana O'Keefe (District 5)

Staff Present: Claudia Garcia, Brian Garvey, Alene Pearson, Lisa Gordon, Russell Roe, Karen Hernandez, Sharon Gong.

Ex Parte Communication Disclosures: Commissioner Kahn noted that he needed to recuse himself from voting on the 2480 Bancroft Way project (ZP2022-0148).

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 2

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting. Chairperson Duffy moved item #6 2015 Blake Street from the Action Calendar to the Consent Calendar.

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Consent Calendar

1. Approval of Action Minutes from June 22, 2023

Recommendation: APPROVE

Motion / Second: I. Tregub / C. Lunaparra

Vote: 8-0-0-1-0

Action: Approved

2. Design Review Committee Recommendation for Committee Landscape Architect Position

Recommendation: APPROVE

Motion / Second: I. Tregub / C. Lunaparra

Vote: 8-0-0-1-0

Action: Approved

3. 2480 Bancroft Way– New Public Hearing

Application:	Use Permit #ZP2022-0148 to demolish a one-story retail building and construct a 38,205 square foot, eight-story (95 feet) mixed-use building with 2,066 square feet of commercial area and 28 dwelling units, including two Very Low-Income units.
Zoning:	Telegraph Avenue Commercial District (C-T)
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15332 (“Infill Development”) .
Applicant:	Studio KDA, 1810 Sixth Street
Owner:	Berkeley Rue-Ell Enterprises, Inc., 2437 Durant Avenue, Suite 204, Berkeley
Staff Planner:	Lisa Gordon, lgordon@rinconconsultants.com (951) 202-9230 Claudia Garcia, cgarcia@berkeleyca.gov, (510) 981-7412
Recommendation:	APPROVE Use Permit #ZP2022-0148 pursuant to BMC Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	7-0-0-1-1
Action:	Approved with recommendations that the applicant comply with the bird safe ordinance, Hard Hat Ordinance as proposed, and provide one transit pass per residential unit.

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4. 2208 Roosevelt Ave– New Public Hearing

Application:	Use Permit #ZP2023-0059 to legally convert a 2,535 square-foot two-story single-family dwelling unit into two individual units.
Zoning:	Restricted Two-Family Residential (R-2)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”).
Applicant:	Marilyn Ichioka and Sheila Malone, 2208 Roosevelt Avenue
Owner:	Same as the applicant
Staff Planner:	Russell Roe, rroe@berkeleyca.gov, (510) 981-7548
Recommendation:	APPROVE Use Permit ZP2022-0059, pursuant to BMC Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	8-0-0-1-0
Action:	Approved

5. 1601 Harmon Street – New Public Hearing

Application:	Use Permit #ZP2023-0049 to construct a 602 square foot major residential addition over 14 feet in height on a lot that exceeds lot coverage, and construct a balcony within the side setback. The proposed building height would be 18 feet, 5 inches.
Zoning:	Restricted Multi-Family Residential Zoning District (R-2A)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”).
Applicant:	John Xiao, 1601 Harmon Street, Berkeley, CA 94703
Owner:	Same as the applicant
Staff Planner:	Karen Hernandez, khernandez-gonzalez@berkeleyca.gov, (510) 981-7426
Recommendation:	APPROVE Use Permit #ZP2023-0049 pursuant to Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	8-0-0-1-0
Action:	Approved

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6. 2015 Blake Street – New Public Hearing

Application:	Use Permit Modification #ZP2022-0178 to modify the project originally approved under #ZP2020-0072, to construct a main building on Parcel 2 that has eight-stories (88 feet, 6 inches), 200,683 square feet of gross floor area, 206 units (including 23 Very Low-Income Density Bonus qualifying units) and an 81-space, subterranean parking garage.
Zoning:	Multi-Family Residential Zoning District (R-4)
CEQA Recommendation:	Adopt the Addendum to the certified 2015 Blake Residential Project Final Environmental Impact Report (EIR) (State Clearinghouse#2021010078) pursuant to CEQA
Applicant:	Laconia Development, LLC, c/o Mia Perkins, Rhoades Planning Group
Owner:	Blake Street Berkeley Apartments, LLC, 4601 Park Road Suite 450, Charlotte, NC 28209
Staff Planner:	Sharon Gong, sgong@berkeleyca.gov, (510) 981-7429
Recommendation:	ADOPT the Addendum to the 2015 Blake Street Residential Project Final EIR and APPROVE Use Permit ZP2022-0178 pursuant to Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	8-0-0-1-0
Action:	Approved with recommendations that the applicant comply with the bird safe ordinance, Hard Hat Ordinance as proposed, and provide one transit pass per residential unit.

Subcommittee Reports:

DRC – DRC approved 1752 Shattuck Avenue last week. Will discuss at next DRC meeting whether or not the committee wants to write a letter saying they don't think borrowed light should be allowed. In type 5 buildings, (4 stories) by law required an escape window for every bedroom but for type 3 buildings, (8 stories) the requirement goes away. If there is enough artificial light, Building Code does not require a window in bedroom.


Staff Communications: N/A

Adjourn: 7:51 PM; Motion / Second: Duffy / C. Kahn; Vote: 8-0-0-1-0

Members of the Public:

Present: 13

Speakers: 3



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