Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board
Thursday, July 11, 2024 - 7:02 PM

Preliminary Matters

Roll Call:

Commissioners Present: Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Todd Jersey (District 4), Deborah Matthews (District 6), Brandon Yung (District 7)

Vacant: (Mayor Arreguin)

Absent: Shoshana O'Keefe (District 5), Debra Sanderson (District 8)

Staff Present: Samantha Updegrave (Secretary), Branka Tatarevic (Clerk), Katrina Lapira, Lief Bursell

Ex Parte Communication Disclosures: None

Public Comment on Non-Agenda Items:
Speakers – 2

Agenda Changes:

No changes

Consent Calendar

Speakers – 4

1. Approval of Action Minutes from June 27, 2024
Recommendation: APPROVE

Motion / Second: D. Matthews / T. Jersey
Vote: 6-0-0-2-0 (Absent: S. O'Keefe, D. Sanderson)
Action: Approved

2. 2427 San Pablo Avenue – New Public Hearing

Application:	**Use Permit # ZP2022-0115** to demolish two existing multifamily buildings and construct a 36,280 square foot, five-story (70 feet, 8 inches), residential building containing 8 replacement apartment units and a Residential Hotel (Group Living Accommodation) with 70 single-occupancy rooms (3 Extremely Low-Income, 2 Very Low-Income units, and 3 Low-Income) for a total of 78 units, utilizing State Density Bonus. Fifteen off-street automobile parking spaces would be provided.
Zoning:	C-W - West Berkeley Commercial Zoning District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines.
Applicant/Owner:	Jason Andre (Studio KDA), Berkeley, CA Aron Homes, LLC (Bobby Nilsen & Adam Oback), Los Gatos, CA
Staff Planner:	Katrina Lapira, KLapira@berkeleyca.gov, 510-981-7488
Recommendation:	**APPROVE** Use Permit # ZP2022-0115 pursuant to Section 23.406.040(D)
Motion / Second:	**D. Matthews / T. Jersey**
Vote:	**6-0-0-2-0** (Absent: S. O'Keefe, D. Sanderson)
Action:	**Approved**

Subcommittee Reports:
DRC – Commissioner Gaffney reported that no DRC meeting had been held since the last ZAB meeting. Commissioner Gaffney informed the Board that the DRC is looking to fill one vacancy and appoint a ZAB representative to serve on the DRC.

Staff Communications: Secretary Updegrave informed the ZAB of the need to elect a DRC representative following the former Commissioner Tregub's departure from the ZAB and DRC. The nomination and election will be on the agenda for the next ZAB meeting.

Adjourn: 7:57 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 6-0-0-2-0

Members of the Public:

Present: 8
Speakers: 6

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