Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, October 10, 2024 - 7:00 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) Shoshana O'Keefe (District 5), Brandon Yung (District 7), Deborah Sanderson (District 8)

Vacant: (Mayor Appointee)

Unexcused Absence: Charles Kahn (District 6)

Staff Present: Samantha Updegrave (Secretary), Vicky Schlepp (Clerk)

Ex Parte Communication Disclosures: None

Public Comment on Non-Agenda Items:

Speakers – 1

Agenda Changes: No changes made.

Consent Calendar

1. **Approval of Action Minutes from September 26, 2024**

   Recommendation: APPROVE

   Motion / Second: Y. Duffy / M. Thompson
   Vote: 6-0-1-1-0 (Abstain: S. O'Keefe, Absent: C. Kahn)
   Action: Approved

2. 1637 Woolsey Street – New Public Hearing

Application:	**Use Permit #ZP2024-0003** to demolish a single-car garage and construct a 499 square-foot major residential addition on the second floor, over 14 feet in average building height (19 feet, 9 inches) on a lot that is non-conforming for lot coverage, and establish one off-street parking space within the front setback.
Zoning:	Restricted Multiple-Family Residential (R-2A) District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 ("Existing Facilities"). of the CEQA Guidelines.
Applicant/Owner:	Jarvis Moore, 1637 Woolsey Street, Berkeley, CA / Terrance Frazier, 1637 Woolsey Street Berkeley, CA
Staff Planner:	Karen C. Hernandez, khernandez-gonzalez@berkeleyca.gov, (510) 981-7426
Recommendation:	**APPROVE** Use Permit # ZP2024-0003 pursuant to Section 23.406.040(D)
Motion / Second:	**Y. Duffy / M. Thompson**
Vote:	**7-0-0-1-0 (Absent: C. Kahn)**
Action:	**Approved**

3. 1048 Keith Avenue – Continued from September 26, 2024

Application:	**Use Permit #ZP2024-0014** to demolish an existing 2,760 square-foot single-family dwelling and construct a two-story (approximately 25 feet), 3,600 square-foot single-family dwelling with a rear setback, construct a parking deck in the front setback, and retaining walls in the side setback.
Zoning:	Single-Family Residential – Hillside Overlay (R-1H) District
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15303 ("New Construction or Conversion of Small Structures")
Applicant/Owner:	Lindsay Newman, 1048 Keith Avenue, Berkeley, CA 94708
Staff Planner:	Waqar Shah, wshash@berkeleyca.gov, (510)981-7469
Recommendation:	**CONTINUE** Use Permit # ZP2024-0014 to date uncertain
Motion / Second:	**Y. Duffy / M. Thompson**
Vote:	**7-0-0-1-0 (Absent: C. Kahn)**
Action:	**Continued to date uncertain**

Action Calendar: None

Subcommittee Reports:
DRC – Vice Chairperson Gaffney reported there hasn't been a DRC meeting since last ZAB meeting.

Staff Communications: ZAB Secretary Updegrave informed ZAB Commissioners about memo regarding Accommodation for Commissioners with Disabilities. Memo from City Clerk dated September 27, 2024.

Adjourn: 7:21 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 7-0-0-1-0 (Absent: C. Kahn)

Members of the Public:
Present: 7
Speakers: 2

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