



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, March 25, 2021 - 7:03 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), John Selawsky (District 3), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Denise Pinkston (District 8).

Unexcused Absence: Carrie Olson (District 4)

Staff Present: Secretary Shannon Allen, Vicky Schlepp, Ashley James.

Ex Parte Communication Disclosures:

Igor Tregub spoke with person who submitted supplemental communication on 3031 Telegraph.

Public Comment on Non-Agenda Matters: Speakers: 0

Agenda Changes: Move 3031 Telegraph Avenue to action calendar; move 0 Cragmont (1158) to consent calendar

Consent Calendar

1. Approval of Action Minutes from March 11 , 2021

Recommendation: APPROVE

Motion / Second: I. Tregub / J. Selawsky

Vote: 8-0-0-1 (Absent: C. Olson)

Action: APPROVED

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Consent Calendar

2. [0 Cragmont Avenue \(1158\)](#) – New Public Hearing

Application:	Use Permit #ZP2020-0058 to construct a new single-family residence located in the front yard with an attached two-car garage on an existing vacant parcel.
Zoning:	R-1(H) – Single Family Residential Zoning District – Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
Applicant:	Bridgett Shank, Timbre Architecture, Berkeley
Owner:	Megan Carter, Orinda
Staff Planner:	Nick Armour, NArmour@cityofberkeley.info , (510) 981-7485
Recommendation:	Continue off calendar.
Motion / Second:	I. Tregub / J. Selawsky
Vote:	8-0-0-1 (Absent: C. Olson)
Action:	Continued off calendar.

Action Calendar

3. [3031 Telegraph Avenue](#)

Application:	Use Permit #ZP2020-0069 to demolish an existing two-story commercial building and construct a six-story, 98,338 square-foot mixed-use building with 110 dwelling units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 7,474 square feet of usable open space, 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.
Zoning:	C-1 - General Commercial District (30,769 sq.ft. of the 31,604 sq.ft. lot), and R-2A – Restricted Multiple-Family Residential District (835 sq.ft. with the zoning district boundary along the property line except a portion designated as usable open space).
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.
Applicant/Owner:	HC Investments Associates LLC c/o Rhoades Planning Group, 46 Shattuck Square, Suite 11, Berkeley
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit #ZP2020-0069 pursuant to BMC Section 23B.32.030.
# of Speakers:	7
Motion / Second:	Y. Duffy / I. Tregub
Vote:	8-0-0-1 (Absent: C. Olson)
Action:	Approved with one additional Condition of Approval: <ul style="list-style-type: none">• Applicant work with staff to re-designate one parking space; identify the highest and best use of one parking space to reduce parking impacts on the neighborhood, such as car share or scooter parking, given demand in neighborhood.

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- 4. JSISHL Recommendations:** Joint Subcommittee for the Implementation of State Housing Legislation. Report from the Chairperson of the committee on recommendations presented to Council for its consideration.

Presentation by Igor Tregub. The next step is Council taking it to the Agenda Committee, and complimented the work of Alene Pearson and Anne Burns.

Subcommittee Reports

- **Design Review Committee (DRC)**
<https://www.cityofberkeley.info/designreview/>

Report by Charles Kahn: Kimberly Gaffney and Janet Tam attended their first DRC meeting as committee members.

Staff Communications - none

Adjourn in thanks to the service of John Selawsky, as well as in honor to the victims of the massacres in Georgia and Colorado: 8:32 PM; Motion / Second: C. Kahn / I. Tregub

Members of the Public:

Present: 22

Speakers: 7
