



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, September 8, 2022 - 7:02 PM

### Preliminary Matters:

#### **Roll Call:**

**Commissioners Present:** Igor Tregub (Mayor Appointee), Karen Hemphill (District 2), Michael Thompson (District 3), Shoshana O’Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

**Leave of Absence:** Yes Duffy (District 1), Kimberly Gaffney (District 2)

**Staff Present:** Secretary Samantha Updegrave, Cecelia Mariscal, Katrina Lapira, Russell Roe, Allison Riemer, and Sharon Gong

#### **Ex Parte Communication Disclosures:**

Igor Tregub spoke to the applicant of 742 Grayson and spoke to Rena Rickles regarding 1151 Grizzly Peak Avenue prior to the meeting.

**Public Comment:** Speakers – 1

**Agenda Changes:** None.

### Consent Calendar

#### 1. Approval of Action Minutes from August 11, 2022

<b>Recommendation:</b>	<b>APPROVE</b>
<b>Motion / Second:</b>	<b>D. Sanderson/ M. Thompson</b>
<b>Vote:</b>	<b>5-0-1-2-0</b>
<b>Action:</b>	<b>APPROVED</b>

# ACTION MINUTES - Zoning Adjustments Board

Thursday, September 8, 2022

## Page 2 of 4

### 2. 2327 Oregon Street

<b>Application:</b>	<b>Use Permit #ZP2021-0207</b> to demolish a single-family dwelling and construct a new 2,614 square-foot, two-story single-family dwelling with one off-street parking space on a nonconforming lot.
<b>Zoning:</b>	R-2 – Restricted Two-Family Residential District
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15303(a) (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
<b>Applicant/Owner:</b>	Michelle and Alex Bergtraun 5500 Doyle Street, Emeryville
<b>Staff Planner:</b>	Katrina Lapira, <a href="mailto:klapira@cityofberkeley.info">klapira@cityofberkeley.info</a> , (510) 981-7488
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit # ZP2021-0207 pursuant to Section 23.406.040.

### 3. 2390 Fourth Street

<b>Application:</b>	<b>Use Permit #ZP2022-0088</b> to allow an existing full-service restaurant to serve beer and wine incidental to food service under a Type 23 (small beer manufacturer) license.
<b>Zoning:</b>	MU-LI – Mixed Use Light Industrial District
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
<b>Applicant/Owner:</b>	Amod Chopra 2390 Fourth Street, Berkeley
<b>Staff Planner:</b>	Russell Roe, <a href="mailto:roer@cityofberkeley.info">roer@cityofberkeley.info</a> , (510) 981-7548
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit # ZP2022-0088 pursuant to BMC Section 23.406.040.

### 4. 742 Grayson

<b>Application:</b>	<b>Use Permit #ZP2021-0161</b> to demolish two non-residential buildings on a 2.5-acre industrial site and construct a research and development (R&D) and manufacturing building consisting of approximately 213,000 square feet of gross floor area and a parking garage that accommodates 325 parking spaces.
<b>Zoning:</b>	MM – Mixed Manufacturing District
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Infill Development Projects”) of the CEQA Guidelines.
<b>Applicant:</b>	Rob Zirkle, Principal, Brick-Inc. 405 14 <sup>th</sup> Street Suite 500 Oakland, CA 94612
<b>Owner:</b>	742 Grayson Owner, LLC, c/o Redco Development 405 14 <sup>th</sup> Street Suite 500, Oakland, CA 94612
<b>Staff Planner:</b>	Michael Rocque, Contract Planner, <a href="mailto:mcrocque@rinconconsultants.com">mcrocque@rinconconsultants.com</a> , (510) 834-4455 Allison Riemer, <a href="mailto:ariemer@cityofberkeley.info">ariemer@cityofberkeley.info</a> , (510) 981-7433
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit # ZP2021-0161 pursuant to BMC Section 23.406.040.

# ACTION MINUTES - Zoning Adjustments Board

Thursday, September 8, 2022

Page 3 of 4

## Action Calendar

### 4. 1151 Grizzly Peak Boulevard – Continued from May 26, 2022

<b>Application:</b>	<b>Administrative Use Permit ZP#2021-0088</b> to legalize one accessory building in the rear setback on a single-family lot.
<b>Zoning:</b>	R-1H – Single-Family Residential District, Hillside Overlay
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines.
<b>Applicant/Owner:</b>	Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley
<b>Staff Planner:</b>	Samantha Updegrave, <a href="mailto:supdegrave@cityofberkeley.info">supdegrave@cityofberkeley.info</a> , (510) 981-7414
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2021-0088 pursuant to BMC Section 23.406.040
<b># of Speakers:</b>	<b>5</b>
<b>Motion / Second:</b>	<b>I .Tregub/ M. Thompson</b>
<b>Vote:</b>	<b>6-0-0-2-0</b>
<b>Action:</b>	<b>APPROVED</b> with condition of approval added to move the building 10 feet from the rear lot line.

### 5. 2136 San Pablo Avenue – New Public Hearing

<b>Application:</b>	<b>Draft EIR scoping session and project preview for Use Permit #ZP2021-0046</b> to demolish the existing 9,281 square-foot one-story non-residential building and construct a new 123-unit 6-story mixed-use building with three live/work units and a parking garage that accommodates 50 off-street automobile parking spaces on the ground floor. Project utilizes State Density Bonus. Ten of the new dwelling units will be affordable to very low-income households.
<b>Zoning:</b>	C-W – West Berkeley Commercial District
<b>CEQA Recommendation:</b>	An Environmental Impact Report (EIR) is being prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to CEQA. The Notice of Preparation (NOP) of an EIR was published on August 16, 2022. The public scoping period that began with publication of the Notice of Preparation ends on September 16, 2022; comments on the scope of the EIR are due by 5:00 p.m. on that date.
<b>Applicant:</b>	San Pablo Investors Two LLC 200 Spectrum Center Drive, Suite 1450 Irvine, CA 92618
<b>Owner:</b>	Cassandra Willis 14450 Black Walnut Court Saratoga, CA 95070
<b>Staff Planner:</b>	Sharon Gong, <a href="mailto:sgong@cityofberkeley.info">sgong@cityofberkeley.info</a> , (510) 981-7429
<b>Recommendation:</b>	Hold a public hearing and provide advisory comments.

# **ACTION MINUTES - Zoning Adjustments Board**

**Thursday, September 8, 2022**

**Page 4 of 4**

---

## **6. Subcommittee Reports:**

**DRC – N/A**

## **Staff Communications**

ZAB SCHEDULE

September 22, 2022

October 13, 2022

No meetings in November

December 8, 2022

**Adjourn: 9:34 PM; Motion / Second: I. Tregub / C. Kahn; Vote: 6-0-0-2-0**

## **Members of the Public:**

**Present: 18**

**Speakers: 9**

---