



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, August 10, 2023 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Cecilia Lunaparra (District 4) Shoshana O'Keefe (District 5), Kathleen Crandall (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

Leave of Absence: Shoshana O'Keefe (District 5), Charles Kahn (District 6)

Absent: Michael Thompson (District 3)

Staff Present: Samantha Updegrave, Vicky Schlepp, Lisa Gordon (consultant), Nilu Karimzadegan, Brian Garvey.

Ex Parte Communication Disclosures: Commissioner Crandall discussed ZAB agenda with Commissioner Sanderson and spoke with the owner of 1515 Derby Street before the meeting started.

Public Comment on Non-Agenda Items:

Speakers – 1

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.
No changes made.

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Consent Calendar

1. Approval of Action Minutes from July 27, 2023

Recommendation: APPROVE

Motion / Second: I. Tregub / C. Lunaparra

Vote: 5-1-1-2-0 (No: Sanderson) (Abstain: Crandall) (Absent: O’Keefe, Thompson)

Action: APPROVED

2. 2147 SAN PABLO AVENUE – New Public Hearing

Application:	Use Permit #ZP2022-0113 to demolish a one-story automotive commercial building and construct a new six-story (70 feet) mixed-use building with approximately 1,873 square feet of commercial area and 128 Group Living Accommodation (GLA) units (12 Very Low-Income units), and 23 ground-floor parking spaces, utilizing State Density Bonus.
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15332 (“Infill Development Project “)
Applicant/Owner:	Austin Springer, Architect, Studio KDA, 1810 6th Street Berkeley, CA 94710 2147 San Pablo LLC, 2417 Mariner Square Loop 247 Alameda, CA 94501
Staff Planner:	Lisa Gordon, lgordon@rinconconsultants.com, (951) 202-9230 and Claudia Garcia, cgarcia@berkeleyca.gov, (510) 981-7412
Recommendation:	APPROVE Use Permit #ZP2022-0113, pursuant to BMC Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	5-1-1-2-0 (No: Sanderson) (Abstain: Crandall) (Absent: O’Keefe, Thompson)
Action:	APPROVED with revised Condition #60(B) to reference GLA rooms, and recommendations that the applicant comply with the bird safe ordinance, Hard Hat Ordinance as proposed, and use native planting.

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Consent Calendar

5. **2813 EIGHTH STREET** – New Public Hearing

Application:	Use Permit #ZP2022-0109 for an addition to an existing one-story 3,217 square feet laboratory building to convert it to a two-story (26 feet) 3,111 square-foot warehouse with a two-spaced parking garage.
Zoning:	MU-R Mixed Use-Residential
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”)
Applicant/Owner:	Brian Carter/Studio KDA Greg Solberg and Lisa Pongrace
Staff Planner:	Nilu Karimzadegan, NKarimzadegan@berkeleyca.gov , (510) 981-7430
Recommendation:	APPROVE Use Permit #ZP2023-0109 pursuant to Section 23.406.040
Motion / Second:	I. Tregub / C. Lunaparra
Vote:	5-1-1-2-0 (No: Sanderson) (Abstain: Crandall) (Absent: O’Keefe, Thompson)
Action:	APPROVED

Action Calendar

1515 DERBY STREET – New Public Hearing

Application:	Use Permit #ZP2023-0045 to demolish a two-car garage and construct an 1,850 square foot three-story single-family residence behind the current single-family home.
Zoning:	Restricted Two-Family Residential (R-2)
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15303 (“New Construction or Conversion of Small Structures”)
Applicant/Owner:	Ashley Hsu, 2120 University Ave., Berkeley Kevin Casey, 2120 University Ave., Berkeley
Staff Planner:	Brian Garvey, BGarvey@berkeleyca.gov , (510) 981-7424
Recommendation:	APPROVE Use Permit #ZP2023-0045 pursuant to Section 23.406.040
Motion / Second:	I. Tregub / D. Sanderson
Vote:	7-0-0-2-0 (Absent: O’Keefe, Thompson)
Action:	CONTINUED to October 26, 2023

Subcommittee Reports:

Design Review Committee – meeting is next week.

Staff Communications: None.

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Adjourn: 9:19 PM; Vote: 7-0-0-2-0 (Absent: O'Keefe, Thompson)

Members of the Public:

Present: 14

Speakers: 6



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