



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, September 14, 2023 - 7:00 PM

### Preliminary Matters:

#### **Roll Call:**

**Commissioners Present:** Igor Tregub (Mayor Appointee), Sarah Bell (District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4) Shoshana O’Keefe (District 5), Charles Kahn (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

**Leave of Absence:** Yes Duffy

**Replacement:** Sarah Bell

**Staff Present:** Samantha Updegrave, Cecelia Mariscal, Sharon Gong, Nilu Karimzadegan, Russell Roe

**Ex Parte Communication Disclosures:** No Ex Parte reported.

#### **Land Acknowledgement**

#### **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.

# ACTION MINUTES - Zoning Adjustments Board

September, 14, 2023

Page 2 of 4

## Consent Calendar

### 1. Approval of Action Minutes from August 10, 2023

**Recommendation: APPROVE**

**Motion / Second: I. Tregub/ D/ Sanderson**

**Vote: 7-0-2-0-0**

**Action: APPROVE**

### 2. Consent Calendar

**Motion / Second: I. Tregub/D. Sanderson**

**Vote: 9-0-0-0-0**

**Action: APPROVE**

### 3. 2701 Eighth Street– New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2022-0159</b> to change a protected industrial use to a non-industrial use within an existing catering business (Standard Fare) to a quick service restaurant with incidental service of beer and wine for on-site consumption and incidental retail sales of beer and wine for off-site consumption.
<b>Zoning:</b>	Mixed Use-Residential District (MU-R)
<b>CEQA Determination:</b>	Categorically exempt pursuant to CEQA Guidelines Section 15303 (“New Construction or Conversion of Small Structures”)
<b>Applicant/Owner:</b>	Kelsie Kerr, 2701 Eighth Street, Berkeley, CA Hendrickson Aftergood, Schmier, 1475 Powell Street, Emeryville, CA
<b>Staff Planner:</b>	Nilu Karimzadegan, <a href="mailto:NKarimzadegan@berkeleyca.gov">NKarimzadegan@berkeleyca.gov</a> , (510) 981-7430
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2022-0159, pursuant to BMC Section 23.406.040
<b>Application:</b>	<b>Use Permit #ZP2022-0159</b> to change a protected industrial use to a non-industrial use within an existing catering business (Standard Fare) to a quick service restaurant with incidental service of beer and wine for on-site consumption and incidental retail sales of beer and wine for off-site consumption.
<b>Motion / Second:</b>	<b>I. Tregub/D. Sanderson</b>
<b>Vote:</b>	<b>9-0-0-0-0</b>
<b>Action:</b>	<b>Approve</b>

## ACTION MINUTES - Zoning Adjustments Board

September, 14, 2023

Page 3 of 4

### 4. 3121 Sacramento Street – New Public Hearing

<b>Application:</b>	Use Permit #ZP2023-0075 to add service of distilled spirits incidental to food service at an existing restaurant, under a Type 47 ABC license.
<b>Zoning:</b>	South Area Commercial District (C-SA)
<b>CEQA Determination:</b>	Categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities")
<b>Applicant/Owner:</b>	Greg Poulos, 3121 Sacramento Street, Berkeley, CA
<b>Staff Planner:</b>	Russell Roe, <a href="mailto:RRoe@berkeleyca.gov">RRoe@berkeleyca.gov</a> , (510) 981-7548
<b>Application:</b>	<b>Use Permit #ZP2022-0159</b> to change a protected industrial use to a non-industrial use within an existing catering business (Standard Fare) to a quick service restaurant with incidental service of beer and wine for on-site consumption and incidental retail sales of beer and wine for off-site consumption.
<b>Motion / Second:</b>	<b>I. Tregub/D. Sanderson</b>
<b>Vote:</b>	<b>9-0-0-0-0</b>
<b>Action:</b>	<b>Approve</b>

## Action Calendar

### 5. 1201 Second / 699 Gilman Streets – New Public Hearing

<b>Application:</b>	<b>Public Scoping session for the Environmental Impact Report (EIR)</b> and Project Preview for <b>Use Permit #ZP2021-0215</b> to inform and solicit comments from the community, public agencies, and the Zoning Adjustments Board (ZAB) of the project. The project proposes to demolish the existing City of Berkeley Solid Waste and Recycling Transfer Station (SWRTS), including non-residential main buildings/structures (eleven), accessory structures, and equipment; and to construct and install buildings, structures, and equipment for a new SWRTS facility. The project consists of two main building clusters with accessory structures, totaling approximately 114,380 square feet of gross floor area, approximately 195,300 square feet of unenclosed and paved area, and approximately 32,200 square feet of landscaped area.
<b>Zoning:</b>	Manufacturing (M)
<b>CEQA Recommendation:</b>	Hold a public hearing to accept comments on the scope and content of the Draft EIR as part of the 30-day review period, which will extend from August 31, 2023, to September 30, 2023.
<b>Applicant/Owner:</b>	City of Berkeley Public Works Department, 2180 Milvia Street Ste. 3, Berkeley, CA 94704
<b>Staff Planner:</b>	Sharon Gong <a href="mailto:SGong@berkeleyca.gov">SGong@berkeleyca.gov</a> , (510) 981-7529
<b>Action:</b>	<b>Public Hearing</b>

### Subcommittee Reports:

DRC – None

### Staff Communications:

None

**ACTION MINUTES - Zoning Adjustments Board**

September, 14, 2023

Page 4 of 4

**Adjourn: 8:11 PM; Motion / Second: K. Gaffney / D. Sanderson; Vote: 8-0-0-1-0**

**Members of the Public:**

**Present: 15**

**Speakers: 3**

---