



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, October 14, 2021 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: David Blake (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Excused Absence: Igor Tregub (Mayor Appointee) and Michael Thompson (District 3)

Unexcused Absence: Carrie Olson (District 4)

Staff Present: Secretary Samantha Updegrave and Katrina Lapira.

Ex Parte Communication Disclosures: None.

Public Comment: Speakers: 2

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from September 9, 2021

Recommendation: APPROVE

Motion / Second: C. Kahn / D. Kim

Vote: 5-0-2-2 (Absent: M. Thompson and C. Olson)

Action: APPROVED

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Consent Calendar

2. 1798 Scenic Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0106 to change the use of two buildings at the Pacific School of Religion from higher education to a middle school for up to 140 students.
Zoning:	R-4H: Multifamily Residential – Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Berkwood Hedge School, 1809 Bancroft Way, Berkeley
Owner	Pacific School of Religion, 1798 Scenic Ave, Berkeley
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981 – 7433
Recommendation:	APPROVE Use Permit # ZP2021-0106 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Kahn / D. Kim
Vote:	7-0-0-2 (Absent: M. Thompson and C. Olson)
Action:	APPROVED

3. 2709 San Pablo Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0112 to establish a 3,176 square-foot veterinary clinic in the C-W District and construct a 25 square foot addition at the entry.
Zoning:	C-W: West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	James Novosel, Bay Architects, Berkeley
Owner	Pia Klausen, 2709 San Pablo Avenue, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981 – 7485
Recommendation:	APPROVE Use Permit # ZP2021-0112 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Kahn / D. Kim
Vote:	7-0-0-2 (Absent: M. Thompson and C. Olson)
Action:	APPROVED

4. 2327 Shattuck Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0098 to add the service of distilled spirits incidental to food service at an existing restaurant.
Zoning:	C-DMU: Downtown Mixed-Use District, Outer Core
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Venus Food LLC, 2327 Shattuck Ave, Berkeley
Owner	Edward Baker, 6333 Skyline Blvd, Oakland
Staff Planner:	Jim Frank, JFrank@cityofberkeley.info , (510) 981 – 7548

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Recommendation:	APPROVE Use Permit # ZP2021-0098 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Kahn / D. Kim
Vote:	7-0-0-2 (Absent: M. Thompson and C. Olson)
Action:	APPROVED

5. 924 Gilman Street – New Public Hearing

Application:	Use Permit #ZP2021-0036 to allow a substantial expansion of an existing lawful non-conforming recreation center use by adding live music and art events Monday through Thursday from 6:00PM to 10:00PM.
Zoning:	MU-LI: Mixed-Use Light-Industrial
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Alexis Jarreau, Alternative Music Foundation, 1000 Dolphin Court, Suisun City
Owner	Jim Widess, 926 Gilman Street, Berkeley
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981 – 7458
Recommendation:	APPROVE Use Permit ZP2021-0036, pursuant to BMC Section 23B.32.040
Motion / Second:	C. Kahn / D. Kim
Vote:	7-0-0-2 (Absent: M. Thompson and C. Olson)
Action:	APPROVED

Action Calendar

None.

Adjourn: 7:26 PM; Motion / Second: S. O’Keefe / D. Blake

Members of the Public:

Present: 51

Speakers: 2



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