



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, December 9, 2021 - 7:01 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Carrie Olson (District 4), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Excused Absence: None.

Staff Present: Secretary Samantha Updegrave, Nick Armour, Sharon Gong, Ashley James, Cecelia Mariscal, and Allison Riemer

Ex Parte Communication Disclosures: None

Public Comment: Speakers: 0

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from October 28, 2021

Recommendation: APPROVE

Motion / Second: C. Olson / D. Sanderson

Vote: 9-0-0-0

Action: APPROVED with correction to a misspelling

2. Approval of 2022 ZAB Meeting Schedule

Recommendation: APPROVE

Motion / Second: C. Olson / D. Sanderson

Vote: 9-0-0-0

Action: APPROVED

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Consent Calendar

3. 1151 Grizzly Peak Boulevard – Continued from September 9, 2021

Application:	Administrative Use Permit ZP#2021-0088 to legalize two Accessory Buildings in the rear yard of a Single-Family Dwelling.
Zoning:	R-1H – Single-Family Residential District, Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant/Owner:	Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley
Staff Planner:	Layal Nawfal, lnawfal@cityofberkeley.info , (510) 981-7424
Recommendation:	CONTINUE Use Permit #ZP2021-0088 to January 13, 2022.
Motion / Second:	C. Olson / D. Sanderson
Vote:	9-0-0-0
Action:	CONTINUED

4. 2345 Channing Way – New Public Hearing

Application:	Use Permit #ZP2021-0107 to eliminate a dwelling unit previously located at the First Congregational Church of Berkeley.
Zoning:	R-SMU – Residential Southside Mixed-Use District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant/Owner:	Lorenzo Llanillo for the Blue Fire Committee, First Congregational Church of Berkeley
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit #ZP2021-0107 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / D. Sanderson
Vote:	9-0-0-0
Action:	APPROVED

5. 1634 and 1640 San Pablo Avenue – New Public Hearing

Application:	Use Permit Modification #ZP2021-0199 to increase height, gross floor area, and the accessory structure, and other minor adjustments to the project approved by the ZAB on June 10, 2021 (#ZP2021-0008).
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development”).
Applicant:	David Trachtenberg, 2421 Fourth Street, Berkeley
Owner:	Steven Sullivan, 2730 Ninth Street, Berkeley
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit Modification #ZP2021-0199 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / D. Sanderson
Vote:	8-0-0-0-1 (Recused I. Tregub; lives within 500 feet of project)
Action:	APPROVED

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Action Calendar

6. 1837 Berkeley Way – New Public Hearing

Application:	Use Permit #ZP2020-0115 to demolish the rear single-family dwelling and construct a new three-story three-unit residential building with a rear setback of approximately 3 to 6 feet on a 6,250 square-foot lot that contains two single-family dwellings.
Zoning:	R-2A – Restricted Multiple-Family Residential District
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/Owner:	Dharti Pancholi, 1839 Berkeley Way, Berkeley
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit ZP2020-0115 , pursuant to BMC Section 23B.32.040
# of Speakers:	4
Motion / Second:	I. Tregub/ C. Olson
Vote:	9-0-0-0
Action:	APPROVED with modification to add a Condition of Approval related to side setback.

7. 1643 and 1647 California Street – New Public Hearing

Application:	Use Permit #ZP2021-0001 to create new lower basement level, construct a new, second story, and modify the existing duplex layout, resulting in a 3,763 square foot duplex on an existing property.
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Sundeep Grewel, 2223 Fifth Street, Berkeley
Owner:	Ido and Tamar Oppenheimer, 1643 and 1647 California Street, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit ZP2021-0001, pursuant to BMC Section 23B.32.040
# of Speakers:	6
Motion / Second:	C. Kahn/ C. Olson
Vote:	9-0-0-0
Action:	APPROVED

Project Preview and Scoping:

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Public meeting to solicit input and comments from the Zoning Adjustments Board, the general public, and other interested parties. No action will be taken.

8. 1201-1205 San Pablo Avenue – New Public Hearing

Application:	Project Preview of Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very-Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.
Zoning:	C-W – West Berkeley Commercial District, Gilman and San Pablo Designated Node
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner:	Lanhai Su, 4500 Great America Parkway, Santa Clara
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	Hold a public hearing and provide advisory comments.
# of Speakers:	5
Action:	Comments from the public and ZAB were provided

Adjourn: 10:30; Motion / Second: K. Gaffney / C. Kahn

Members of the Public:

Present: 30

Speakers: 15
