



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, July 23, 2020 - 7:06 PM

Preliminary Matters:

Roll Call:

Igor Tregub, appointed by Mayor Arreguin
Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
Patrick Sheahan, appointed by District 2 (Councilmember Davila)
John Selawsky, appointed by District 3 (Councilmember Bartlett)
Carrie Olson, appointed by District 4 (Councilmember Harrison)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Denise Pinkston, appointed by District 8 (Councilmember Droste)
Charles Kahn (Vice-Chairperson), appointed by District 6 (Councilmember Wengraf)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Absent: None.

Ex Parte Communication Disclosures:

Igor Tregub: Spoke with 2 people regarding 2720 San Pablo in the Fall of 2019.
Patrick Sheahan: Knows neighbors who are expressing opposition to the 2720 San Pablo project, but has not talked with them.

Public Comment:

Speakers: None

Agenda Changes: None

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Consent Calendar

Chair O'Keefe noted that Ms. Joy Isaacson with the California Department of Resources Recycling and Recovery, also known as CalRecycle, acting as the Enforcement Agency for the City of Berkeley, is available to answer questions regarding solid waste facility permitting from the public, other entities, or officials in attendance at this ZAB meeting.

1. Approval of Action Minutes from July 9, 2020

Recommendation: APPROVE

Motion / Second: C. Olson / I. Tregub

Vote: 9-0-0-0

Action: APPROVED

2. [2012 Shattuck Avenue](#) – New Public Hearing

Application: Use Permit #ZP2019-0060 to add the service of distilled spirits incidental to food service at an existing restaurant.

Zoning: C-DMU - Downtown Mixed Use District, Core

CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

Applicant: Chahat LLC, 2012 Shattuck Avenue, Berkeley

Owner: 2008 Shattuck Avenue LLC, 4096 Piedmont Avenue, Suite 150, Oakland

Staff Planner: Nick Armour, NArmour@cityofberkeley.info, (510) 981-7485

Recommendation: APPROVE Use Permit ZP2019-0060 pursuant to BMC Section 23B.32.030.

Motion / Second: C. Olson / I. Tregub

Vote: 9-0-0-0

Action: APPROVED

3. [1201 Second Street](#) – New Public Hearing

Application: Use Permit Modification #ZP2019-0077 to expand the hours of operation and allowable tonnage at the Berkeley Transfer Station.

Zoning: M – Manufacturing

CEQA A Negative Declaration was prepared pursuant to Article 6 of the CEQA Guidelines.

Applicant/Owner: City of Berkeley, Public Works Department, Zero Waste Division, 2180 Milvia Street, Berkeley

Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426

Recommendation: ADOPT the proposed Negative Declaration

APPROVE Use Permit ZP2019-0077 pursuant to BMC Section 23B.32.030.

Motion / Second: C. Olson / I. Tregub

Vote: 9-0-0-0

Action: APPROVED

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4. 2750-2752 Prince Street – New Public Hearing

Use Permit #ZP2019-0209 to alter a 5,500 square-foot residential parcel, that is over lot coverage, by: 1) constructing a 1,302 square-foot two-story addition to an existing 1,862 square-foot, one-story single-family dwelling at the front of the property, vertically extending the non-conforming front yard; 2) constructing a 198 square-foot addition to an existing 906 square-foot two-story single-family dwelling at the rear of the property, which is located within the non-conforming rear yard; and 3) adding the fifth bedroom on the parcel.

Application:

Zoning:

CEQA

Recommendation:

Applicant/Owner:

Staff Planner:

Recommendation:

Motion / Second:

Vote:

Action:

R-2 – Restricted Two-Family Residential District

Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”).

Jeffery Cross, 2750 Prince Street, Berkeley

Ashley James, ajames@cityofberkeley.info, (510) 981-7458

APPROVE Use Permit ZP2019-0209 pursuant to BMC Section 23B.32.030.

C. Olson / I. Tregub

9-0-0-0

APPROVED

Action Calendar

The public may comment on each item listed on the agenda for action as the item is taken up. The Board Chairperson may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. Action items may be reordered at the discretion of the Board Chairperson with the consent of the Zoning Adjustments Board.

5. 2720 San Pablo Avenue – New Public Hearing

Use Permit #ZP2016-0014 to demolish the former automobile service station and construct a new 6 story, 60’ high mixed-use building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space. The project would include parking for 15 automobiles and secure storage for 50 bicycles.

Application:

Zoning:

CEQA

Recommendation:

Applicant:

Owner:

Staff Planner:

Recommendation:

Motion / Second:

Vote:

Action:

C-W – West Berkeley Commercial

Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

2720 SPA, LLC C/o Rhoades Planning Group, 46 Shattuck Square, Berkeley

2720 SPA, LLC, 1958-A University Avenue, Berkeley

Layal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

APPROVE Use Permit ZP2016-0014 pursuant to BMC Section 23B.32.030.

C. Kahn / I. Tregub

8-0-1-0 (Abstain: P. Sheahan)

APPROVED with modifications to the Findings and Conditions

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6. Zoning Adjustment Board Procedures For Meeting Adjournment Time

Recommendation: Review and adopt procedures for meeting adjournment time

Motion / Second: C. Kahn / J. Selawsky

Vote: 9-0-0-0

Action: ADOPT with recommendation to review annually

Subcommittee Reports

- **Joint Subcommittee for the Implementation of State Housing Laws (JSISHL)**

[https://www.cityofberkeley.info/Clerk/Commissions/Joint Subcommittee for the Implementation of State Housing Laws Homepage.aspx](https://www.cityofberkeley.info/Clerk/Commissions/Joint_Subcommittee_for_the_Implementati_on_of_State_Housing_Laws_Homepage.aspx)

I. Tregub reported JSISHL had their final meeting July 22, 2020; they developed three objective standards recommendations to present to City Council: 1) Density; 2) Design; and, 3) Shadows.

- **Design Review Committee (DRC)**

<https://www.cityofberkeley.info/designreview/>

C. Kahn: No updates; looking forward for reviewing JSISHL's recommended objective standards for design.

- **ZORP**

<https://www.cityofberkeley.info/PC/>

ZAB will have a special meeting August 13, 2020, from 6:00-7:00 p.m. for a presentation and discussion on ZORP and the Base Zoning Ordinance.

Adjourn: 9:33 PM

Members of the Public:

Present: 23

Speakers: 6
