



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, September 10, 2020 - 7:00 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 – Had an email discussion with Toni Mester on 600 Addison. Discussed 2000 Dwight with Pamela Webster.
Shoshana O'Keefe – Received an email from Pamela Webster in regards to 2000 Dwight, told her she looks forward to hearing what she has to say at ZAB.
Charles Kahn – Discussed public benefits and the redwood grove with the applicant for 600 Addison.

Public Comment:

Speakers: 2

Agenda Changes: 2000 Dwight Way moved to the Action Calendar, 600 Addison Street to be heard before 12 Indian Rock Path.

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Consent Calendar

1. Approval of Action Minutes from August 27, 2020

Recommendation: **APPROVE**

Motion / Second: **I. Tregub / C. Kahn**

Vote: **7-0-2-0** (Abstain: D. Kim, C. Kahn)

Action: **APPROVED**

2. [2523-2525 Tenth Street](#) – New Public Hearing

Application:	Use Permit #ZP2018-0214 to legalize the conversion of a 451 sq. ft. one-story detached garage to a dwelling unit on a 5,199 sq. ft. lot with an existing one-story 1,032 sq. ft. duplex.
Zoning:	C-W – West Berkeley Commercial District
CEQA Determination	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”)
Applicant:	Yadi Aliakbar, 6045 Barcelona Court, Granite Bay
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit ZP2018-0214 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub / C. Kahn
Vote:	9-0-0-0
Action:	APPROVED

3. [1229 Neilson Street](#) – New Public Hearing

Application:	Use Permit #ZP2020-0018 to construct a 598-square-foot, second-story addition to a 1,212-square-foot, single-family dwelling on a parcel that exceeds the lot coverage limit.
Zoning:	R-1A – Limited Two-Family Residential District
CEQA Determination:	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”)
Applicant/Owner:	Turk Kauffman, 131 Eldridge Avenue, Mill Valley Graham McDermott and Janet Oh, 1229 Neilson Street, Berkeley
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Recommendation:	APPROVE Use Permit ZP2020-0018 pursuant to BMC Section 23B.32.030.
Motion / Second:	I. Tregub / C. Kahn
Vote:	9-0-0-0
Action:	APPROVED

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Action Calendar

4. 2000 Dwight Way – New Public Hearing

Application:	Use Permit #2019-0074 to demolish six existing non-residential buildings and construct a six-story, 113-unit, Community Care Facility for seniors with 40 parking spaces in a subterranean garage.
Zoning:	R-W – Multi-Family Residential District
CEQA Determination:	Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”)
Applicant:	Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner:	Berkeley Ruby WIP Development LLC, c/o BayRock Multifamily LLC, 411 Pendleton Way, Suite C, Oakland
Staff Planner:	Sharon Gong, sgong@cityofberkeley.info , (510) 981-7429
Contract Planner:	Lucy Sundelson, lsundelson@rinconconsultants.com , (510) 836-8799
Recommendation:	APPROVE Use Permit ZP2019-0074 pursuant to BMC Section 23B.32.030.
# of Speakers:	1
Motion / Second:	I. Tregub / D. Kim
Vote:	8-0-0-1 (Recused: J. Selawsky, as he lives within 500 feet)
Action:	APPROVED with modifications to the Conditions of Approval

5. 600 Addison Street – Continued from August 27, 2020

Application:	Project Preview for Use Permit #ZP2019-0215 to demolish buildings and structures on an industrial site of approximately 8.67 acres, and to construct a research and development (R&D) campus containing two buildings totaling 521,810 square feet of gross floor area and 1,044 parking spaces.
Zoning:	MU-LI, Mixed Use-Light Industrial
CEQA Determination:	An Initial Study is being prepared to inform staff’s future recommendation to the ZAB.
Applicant:	Scott Smithers, Managing Principal, Berkeley Commons, LLC, 644 Menlo Avenue, Menlo Park
Owner:	Jason Jones, Managing Member, Aquatic Park Science Center II, LLC, P.O. Box 183, Corte Madera
Staff Planner:	Leslie Mendez, lmendez@cityofberkeley.info , (510) 981-7426
Recommendation:	Hold a public hearing and provide advisory comments.
Motion / Second:	J. Selawsky / I. Tregub
# of Speakers:	14
Action:	Held a public hearing and provided comments.

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6. 12 Indian Rock Path – New Public Hearing

Application:	Appeal #PLN2020-0026 of the Zoning Officer's decision to approve Administrative Use Permit #ZP2019-0163 to alter an existing 5,299 sq. ft. parcel with an existing 2,132 sq. ft. two-story single-family residence, by constructing a 74 sq. ft. second story balcony, with an average height of 15'-4½" at the northwest corner of the single-family residence, and planting a continuous 16' tall hedge along a portion of the interior side property line to the west.
Zoning:	R-1H – Single-Family Residential District, Hillside Overlay
CEQA Determination:	Categorically exempt pursuant to Section 15301 and 15303 ("Existing Facilities" and "New Construction or Conversion of Small Structures")
Applicant:	Rebecca Amato, Amato Architecture, 1396 Park Avenue, Emeryville
Owner:	Richard and Anne Jacobs Walker, 12 Indian Rock Path, Berkeley
Appellant:	Scott Snibbe, 899 Arlington Avenue, Berkeley
Staff Planner:	Alison Lenci, alenci@cityofberkeley.info , (510) 981-7544
Contract Planner:	APPROVE Administrative Use Permit #ZP2019-0163 pursuant to BMC Section 23B.28.060.C.1 and DISMISS the appeal.
Recommendation:	R-1H – Single-Family Residential District, Hillside Overlay
# of Speakers:	4
Motion / Second:	T. Clarke / C. Kahn
Vote:	8-1-0-0 (No: P. Sheahan)
Action:	APPROVED with modifications to the Conditions of Approval.

Adjourn: 10:58 PM

Members of the Public:

Present: 48

Speakers: 21