



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, February 25, 2021 - 7:03 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Teresa Clarke (District 1), Kimberly Gaffney (District 2), John Selawsky (District 3), Carrie Olson (District 4), Shoshana O’Keefe (District 5), Charles Kahn (Vice Chairperson Acting Chairperson, District 6), Dohee Kim (District 7), Denise Pinkston (District 8).

Staff Present: Secretary Shannon Allen, Vicky Schlepp, Nick Armour, Leslie Mendez.

Ex Parte Communication Disclosures:

Igor Tregub – Had discussion with Andy Katz regarding 2317 Channing. The discussion was also put in the ZAB packet supplemental communication.

Teresa Clarke – Received call from Andy Katz. Did not respond.

Kimberly Gaffney – On January 15 met with applicants for 600 Addison, Scott Smithers and Nick Menchel, they discussed what happened at the previous meeting where she was not present.

John Selawsky – Received call from Andy Katz. Did not respond.

Carrie Olson – Will recuse from 2317 Channing. Had a conversation with Andy Katz – they both worked on Southside Plan and Southside Design guidelines.

Charles Kahn – Will recuse from 2317 Channing – architect on record for project. Spoke with Curt Setzer, applicant for 600 Addison, at capacity as member of Design Review Committee related to the design.

Nominate Temporary Vice-Chair for 2317 Channing Way discussion as Vice Chair Kahn has recused himself

Nomination #1: Shoshana O’Keefe – nomination withdrawn

Nomination #2: Dohee Kim

Nomination / Second: T. Clarke / D. Pinkston

Vote: 8-1-0-0 (No: J. Selawsky)

Action: Dohee Kim will be Temporary Vice Chair for 2317 Channing Way Item

Public Comment: Speakers: 2

Agenda Changes: None.

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 25, 2021

Page 2 of 5

Consent Calendar:

1. Approval of Action Minutes from February 11, 2021

Recommendation: **APPROVE**

Motion / Second: **J. Selawsky / I. Tregub**

Vote: **7-0-2-0** (Abstain: S. O'Keefe, D. Pinkston)

Action: **APPROVED**

Action Calendar:

2. [2317 Channing Way](#) – New Public Hearing

Application:	Use Permit #ZP2020-0090 to 1) demolish an existing two-story medical building; and 2) construct a 4-story, residential building with 17 dwelling units.
Zoning:	R-S –Residential Southside Zoning District
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”)
Applicant:	Till Houtermans, Studio KDA, Berkeley
Owner:	2317 Channing Way, LLC, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit #ZP2020-0090 pursuant to BMC Section 23B.32.030.
# of Speakers:	6
Motion / Second:	T. Clarke / I. Tregub
Vote:	6-0-1-0-2 (Abstain: J. Selawsky, Recused: C. Kahn as he is architect on record for the project, C. Olson as she is board president of BAHA (Berkeley Architectural Heritage Association) which owns the adjacent property at 2318 Durant.)

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 25, 2021

Page 3 of 5

Action:	<p>Approved with Modifications to Conditions of Approval:</p> <ul style="list-style-type: none">• Native Landscaping. To the greatest extent feasible, the Landscape Plans shall be modified to utilize native plant species.• Bird-Safe Glass. To the greatest extent feasible, the building shall utilize bird-safe glass for window treatments.• Consultation with Design Review Staff. Prior to submitting a building permit, the applicant shall consult with Design Review Staff to implement the following modifications:<ul style="list-style-type: none">○ Modify floor plan of Unit 3-C to eliminate east side egress/light well. To the greatest extent feasible, redesign the floor plan of downstairs unit 3-C to remove or relocate the east (right) side egress/light well. Should the east side yard egress well be eliminated, relocate and/or add a pedestrian path on the east side of the building to provide tenant access to the rear yard open space while providing additional plantings on the west (left) side of the building.○ Metal siding shall be non-glare. The corrugated metal siding shall be treated or painted to reduce glare. <p>Modify rooftop projections. To the greatest extent feasible, reduce the rooftop projection associated with the stairwell, possibly replacing it with an emergency access hatch. Also shift the mechanical penthouse to the west to center it on the roof. Further, modify the exterior treatments of all rooftop projections as to reduce their prominence.</p>
----------------	---

Project Preview and IS/MND Comment:

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

3. [600 Addison Street](#) – New Public Hearing

Application:	Second Project Preview and IS/MND Comment Meeting for Use Permit #ZP2019-0215 to demolish buildings on an approximately 8.4-acre industrial site and to construct a research and development (R&D) campus containing two buildings totaling 461,822 square feet of gross floor area and 924 parking spaces.
Zoning:	MU-LI, Mixed Use-Light Industrial

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 25, 2021

Page 4 of 5

CEQA Recommendation:	An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and is available for public comment until March 11, 2021. Copies of the IS/MND are available for review online: https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/600_Addison_-_ZP2019-0215.aspx
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
Staff CEQA Consultant	Theresa Wallace, Principal at LSA
Recommendation:	Hold a public hearing and provide advisory comments.
# of Speakers	13
Action:	Comments from the Public and ZAB were provided. Held a public hearing and provided comments.

4. Elections of ZAB Chair and Vice Chair

See pages 27-32 of the Commissioner’s Manual for regulations for officer elections, required training, and officer duties: [City of Berkeley Commissioner's Manual - 2019 Edition](#)

ZAB Chair and Vice Chair by Year, February 2016 – Present

Dates	Chair	Vice-Chair
February 2020- February 2021	Shoshana O’Keefe	Charles Kahn
February 2019- February 2020	Shoshana O’Keefe	Denise Pinkston
February 2018- February 2019	Igor Tregub	Denise Pinkston
February 2017- February 2018	Igor Tregub	Denise Pinkston
February 2016- February 2017	Denise Pinkston	Igor Tregub

Nominate ZAB Chair

Nomination: Charles Kahn
Nomination/Second: J. Selawsky / D. Pinkston
Vote: 9-0-0-0
Action: Charles Kahn elected ZAB Chair

Nominate ZAB Vice Chair

Nomination #1: Dohee Kim
Nomination/Second: T. Clarke / none
Nomination #2: Shoshana O’Keefe
Nomination/Second: I. Tregub / J. Selawsky
Vote on #2: 8-0-1-0 (Abstain: T. Clarke)
Action: Shoshana O’Keefe elected Vice Chair

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 25, 2021

Page 5 of 5

5. [Appointment of Licensed Architect to Design Review Committee](#)

The DRC unanimously voted to forward Janet Tam's application on to ZAB for their review and appointment.

Motion: Approve Janet Tam as architect for DRC

Motion / Second: T. Clarke / C. Olson

Vote: 8-0-0-1 (Absent: D. Pinkston)

Action: Janet Tam appointed to DRC

Subcommittee Reports: None

- **Design Review Committee (DRC)**
<https://www.cityofberkeley.info/designreview/>

Staff Communications: Staff member Shannon Allen mentioned item can be reviewed at link below

Curb Management Pilot Program, Department of Public Works

https://www.cityofberkeley.info/Clerk/City_Council/2019/12_Dec/Documents/2019-12-10_Item_15_Referral_Response_Telegraph_Avenue.aspx

Teresa Clarke announced this will be her last ZAB meeting.

Adjourn: 11:04 PM;

Motion / Second: T. Clarke / C. Olson

Vote: 8-0-0-1 (Absent: D. Pinkston)

Members of the Public:

Present: 64

Speakers: 21
