



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, September 9, 2021 - 7:04 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.

Unexcused Absence: None.

Staff Present: Secretary Samantha Updegrave, Allison Riemer, Jim Frank, Ashley James, Layal Nawfal, Nilu Karimzadegan, Grace Wu.

Ex Parte Communication Disclosures: I. Tregub: Received a call from Rena Rickles about 1151 Grizzly Peak Boulevard. She stated information that was also in the supplemental communications. On September 23 I. Tregub reported an additional ex parte for Grizzly Peak.

Public Comment: None.

Agenda Changes: 2521 College Avenue added to Action Calendar.

Consent Calendar

1. Approval of Action Minutes from August 26, 2021

Recommendation: APPROVE

Motion / Second: I. Tregub / K. Gaffney

Vote: 9-0-0-0

Action: APPROVED

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Consent Calendar

2. [1443 San Pablo Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2021-0075 to add the Alcoholic Beverage Retail Sale of beer and wine for off-site consumption to an existing Retail Store.
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Stacy Stevenson, 1584 Sir Francis Drake Boulevard, San Anselmo
Owner:	Tim Muller, 300 Montgomery Street, #800, San Francisco
Staff Planner:	Jim Frank, JFrank@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE Use Permit #ZP2021-0075 pursuant to BMC Section 23B.32.030.
Motion / Second:	C. Olson / D. Kim
Vote:	8-0-0-0-1 (Recused: C. Kahn, as his firm is the applicant for 2521 College Avenue, which was initially on the Consent Calendar)
Action:	APPROVED

Action Calendar

3. [2521 College Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2020-0147 to modify Use Permit #A1447, which allowed for a maximum of eight occupants in a 2,368 square-foot residential building containing Group Living Accommodation rooms, to allow thirteen occupants in thirteen Group Living Accommodation rooms, and legalize an existing 223 square-foot accessory building with an average height of 10 feet on a 4,570 square-foot residential parcel.
Zoning:	R-3 – Multiple Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.
Applicant:	Austin Springer, 1810 Sixth Street, Berkeley
Owner:	Edward Bartlett, 954 Ashbury Street, San Francisco
Staff Planner:	Ashley James, ajames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit #ZP2020-0147 pursuant to BMC Section 23B.32.030.
# of Speakers:	2
Motion / Second:	I. Tregub / D. Sanderson
Vote:	8-0-0-0-1 (Recused: C. Kahn, as his firm is the applicant)
Action:	Approved with modification to add two conditions: an on-site responsible resident, and an on-call property manager.

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4. [1151 Grizzly Peak Boulevard](#) – New Public Hearing

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:	APPROVE Use Permit #ZP2021-0088 pursuant to BMC Section 23B.32.030.
# of Speakers:	9
Motion / Second:	D. Kim / S. O’Keefe
Vote:	9-0-0-0
Action:	Continued to December 9, 2021.

5. [2956 Hillegass Avenue](#) – New Public Hearing

Application:	Use Permit #ZP2021-0068 for the addition of a 170 square foot third-floor balcony to the rear of an existing three-story 2,834 square foot single-family dwelling on a 2,754 square foot lot.
Zoning:	R-1 – Single Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”), and Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Edward Buchanan, 580 2 nd Street, Suite 275, Oakland
Owner:	Mollie and Adam Starr, 2956 Hillegass Avenue, Berkeley
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info , (510) 981-7419
Recommendation:	APPROVE Use Permit #ZP2021-0068 pursuant to BMC Section 23B.32.030.
# of Speakers:	11
Motion / Second:	I. Tregub / D. Sanderson
Vote:	8-0-0-1 (Recused: C. Kahn as he lives within 700 ft.)
Action:	Approved with modification to add a condition to provide screening around portions of the balcony.

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6. Overview of the Upcoming Housing Element Update and Request to Identify a ZAB Member to Participate in the Public Outreach Effort


Description:	Provide information about the update to the Housing Element of the General Plan, and discuss: <ul style="list-style-type: none">• Which community partners should be included on the stakeholder list, with the goal to further fair housing and engage racially and socially disadvantaged communities?• Which member of the Zoning Adjustments Board is interested and able to participate in the Housing Element Update public outreach effort? Participation includes joining the email list, attending three public workshops over the course of 18 months, and providing project updates at future ZAB meetings.
Staff Planner:	Grace Wu, gwu@cityofberkeley.info , 510-981-7484
Recommendation:	Identify potential community partners to be included on the stakeholder list; and Identify a board member to participate in public outreach efforts related to the Housing Element Update who will report back to the ZAB at future meetings.
# of Speakers:	0
Action:	M. Thompson will join the Housing Element Update public outreach efforts, joining the email list, participating in three workshops over the next year, and reporting back to the ZAB.

Adjourn: 10:50 PM; Motion / Second: S. O’Keefe / C. Kahn

Members of the Public:

Present: 23

Speakers: 22



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