



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, February 24, 2022 - 7:02 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; arrived at 7:34 PM), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Staff Present: Secretary Sharon Gong, Ashley James, Cecelia Mariscal, Sarah Cynn, Samantha Updegrave

Ex Parte Communication Disclosures: None.

Public Comment: Speakers: 1

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from January 13, 2022

Recommendation:	APPROVE
Motion / Second:	D. Kim / I. Tregub
Vote:	9-0-0-0
Action:	APPROVED

Chair ceded to Shoshana O'Keefe, as Chair Kahn recused himself

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2. 3233 Ellis Street – New Public Hearing

Application:	Use Permit #ZP2021-0009 to demolish an existing single-family dwelling and construct three detached single-family dwellings.
Zoning:	R-2A – Restricted Multiple-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction”).
Applicant/Owner:	Yuan Lin, 6710 Corte Santa Maria, Pleasanton, CA
Owner:	Rod Hu, 1711 Cottswald Street, Danville, CA
Staff Planner:	Sharon Gong, SGong@cityofberkeley.info , 510-981-7429
Recommendation:	APPROVE Use Permit #ZP2021-0009 pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions.
Motion / Second:	D. Kim / I. Tregub
Vote:	8-0-0-0-1 (C. Kahn recused as his architectural firm is providing professional services for a different project for the same owner).
Action:	APPROVED with a recommendation to replace the cypress trees and reduce paved surface area in the project with native planting.

3. 760 Hearst Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0203 to establish a 3,366-square-foot veterinary clinic in an existing tenant space.
Zoning:	C-W – West Berkeley Commercial
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Kim Fisher, Studio KDA, Berkeley
Owner:	Jamestown, L.P, 1700 Montgomery Street, Suite 110, San Francisco
Staff Planner:	Ashley James, AJames@cityofberkeley.info , (510) 981-7458
Recommendation:	APPROVE Use Permit #ZP2021-0203 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions.
Motion / Second:	D. Kim / I. Tregub
Vote:	8-0-0-0-1 (C. Kahn recused as his architectural firm is providing professional services for the project).
Action:	APPROVED

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4. 1695 Ward Street – New Public Hearing

Application:	Use Permit #ZP2021-0039 to construct a 105-square-foot, second-story addition and roof deck; construct a porch in the existing non-conforming front setback; and add an off-street parking space to the rear yard, on a lot that is non-conforming for lot coverage, and occupied by an existing two-story, 2,058-square-foot, single-family dwelling.
Zoning:	R-2 – Restricted Two-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Eric Saijo, Okamoto Saijo Architecture, 1610 Harrison Street, Suite A, Oakland
Owner:	Danny M. Sylvester and Patricia A. Sylvester, 1695 Ward Street, Berkeley
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , (510) 981-7433
Recommendation:	APPROVE Use Permit #ZP2021-0039 pursuant to Section 23B.32.030 and subject to the attached Findings and Conditions.
Motion / Second:	D. Kim / I. Tregub
Vote:	8-0-0-0-1 (M. Thompson recused because he lives within 300 feet of property).
Action:	APPROVED

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Action Calendar

Chair returned to Charles Kahn

5. 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 2017 – Present

Dates	Chair	Vice-Chair
February 2021- February 2022	Charles Kahn	Shoshana O’Keefe
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

Nominate ZAB Chair

Nomination: Charles Kahn
Nomination/Second: S. O’Keefe / D. Sanderson
Vote: 9-0-0-0
Action: Charles Kahn elected ZAB Chair

Nominate ZAB Vice Chair

Nomination: S. O’Keefe
Nomination/Second: C. Kahn / C. Olson
Vote: 9-0-0-0
Action: Shoshana O’Keefe elected Vice-Chair

Staff Communications

DRC Chair and Vice-Chair election results.

Adjourn: 7:43 pm; Motion / Second: I. Tregub / C. Kahn

Members of the Public:

Present: 19

Speakers: 1
