



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, June 23, 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 (Temporary Chairperson, District 5), Dohee Kim (Temporary Vice Chairperson, District 7), Debra Sanderson (District 8).

Leave of Absence: Charles Kahn (Chairperson, District 6)

Staff Present: Secretary Samantha Updegrave, Russell Roe, Fatema Crane, Sarah Cynn, Steve Buckley, Sharon Gong

Ex Parte Communication Disclosures:

Igor Tregub – 2213 Fourth Street and 747 (787) Bancroft Way. Spoke with Erin Diehm about process.

Yes Duffy – 2213 Fourth Street and 747 (787) Bancroft Way. Zoom meeting with Mark Rhoades and applicant on 6/14/2022 to discuss project background and project process.

Temporary Vice Chair Election:

Election of Temporary Vice-Chair as Chairperson Kahn has an excused absence and Vice Chairperson Shoshana O'Keefe is performing as Temporary Chairperson.

Nomination: Dohee Kim
Motion: Igor Tregub
Vote: 8-0-0-1-0
Action: **Dohee Kim is Temporary Vice Chairperson.**

Public Comment:

Speakers – 3

Agenda Changes: None.

Speakers – 3

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Consent Calendar

1. Approval of Action Minutes from May 26, 2022

Recommendation:	APPROVE with removal of motion from action item #11 as no vote was taken.
Motion / Second:	C. Olson / I. Tregub
Vote:	5-2-0-1-0
Action:	APPROVED

2. 2328 Channing Way – New Public Hearing

Application:	Use Permit #ZP2020-0052 to demolish the rear, non-historic portion of a City Landmark single-family residence, and to re-locate the building closer to the street with a front yard setback of 8 ft. where a minimum of 10 ft. is otherwise required; to construct a new, four-story 45 ft.-tall residential building containing 13 dwelling units immediately abutting the rear of the historic building, to reduce the minimum building separation from 20 ft. to zero, and to reduce the minimum rear yard setback requirement of 10-17 ft. to 5 ft.
Zoning:	Residential Southside District (R-S)
CEQA Recommendation:	Categorically exempt pursuant to Section 15331 (“Historical Resource Restoration & Rehabilitation”) and Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
Applicant/Owner:	Applicant: Devi Dutta-Choudhury, 928 Carleton Street Berkeley CA Owner: Innjune (Allen) Jo, 2328 Channing Way, Berkeley CA
Staff Planner:	Fatema Crane, FCrane@cityofberkeley.info 510-981-7413
Recommendation:	APPROVE Use Permit #ZP2020-0052 pursuant to BMC Section 23.406.040.
Motion/Second:	C. Olson / I. Tregub
Vote:	8-0-0-1-0
Action:	APPROVED

3. 921 University Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0226 to allow a retail market to sell beer, wine, and distilled spirits for consumption off premises under a Type 21 ABC permit.
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant:	Juan Romo, 1805 San Pablo Avenue
Staff Planner:	Russell Roe, roeo@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE Use Permit # ZP2021-0226 pursuant to BMC Section 23.406.040.
Motion / Second:	C. Olson / I. Tregub

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Vote:	8-0-0-1-0
Action:	APPROVED

4. 925 University Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0225 to allow a retail market to sell beer, wine, and distilled spirits for consumption off premises under a Type 21 ABC permit.
Zoning:	C-W – West Berkeley Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant/Owner:	Juan Romo, 1805 San Pablo Avenue
Staff Planner:	Russell Roe, roer@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE Use Permit # ZP2021-0225 pursuant to BMC Section 23.406.040.
Motion / Second:	C. Olson/ I. Tregub
Vote:	8-0-0-1-0
Action:	APPROVED

Action Calendar

5. 2213 Fourth Street and 747 (787) Bancroft Way

Application:	Use Permits: 1) #ZP2021-0043 to demolish three existing non-residential buildings and one existing duplex and construct a new 128,143-square-foot, four and one-half level parking garage containing 412 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site; and 2) #ZP2021-0096 to demolish six existing buildings and construct a 159,143-square-foot, three-story building containing 124,539 square feet of research and development space and 34,604 square feet of light manufacturing space, and a surface parking lot containing 76 off-street parking spaces and five loading spaces.
Zoning:	2213 Fourth Street (Phase II): Mixed-Use Residential (MU-R) and Mixed-Use Light Industrial (MU-LI); and 747 (787) Bancroft Way (Phase III): Mixed-Use Light Industrial (MU-LI)
CEQA Recommendation:	Mitigated Negative Declaration, pursuant to Section 15070 of the CEQA Guidelines.

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Applicant/Owner:	Applicant: Phase II: Raju Nandwana, International Parking Design, 560 14 th Street, Suite 300, Oakland Phase III: Matthew Jefferies, Skidmore, Owings & Merrill, One Maritime Plaza, San Francisco Owner: Steelwave CDS, LLC, 999 Baker Way, Suite 200 San Mateo, and 101 California Street, Suite 800, San Francisco
Staff Planner:	Sharon Gong, SGong@cityofberkeley.info , (510) 981-7429
Recommendation:	ADOPT the proposed Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; APPROVE Use Permit #ZP2021-0043 pursuant to BMC Section 23.406.040; and APPROVE Use Permit #ZP2021-0096 pursuant to BMC Section 23.406.040.
# of Speakers:	12
Motion / Second:	C. Olson / I. Tregub
Vote:	8-0-0-1-0
Action:	APPROVED with the following: Use Permit #ZP2021-0043 <ul style="list-style-type: none">• <u>Added Conditions</u>: 11 (bird-safety)• <u>Revised Conditions</u>: 25 (solar) Use Permit #ZP2021-0096 <ul style="list-style-type: none">• <u>Added Conditions</u>: 11 (bird-safety), 12 (shuttle), and 13 (duplex)• <u>Revised Conditions</u>: 31 (solar), 62 (deed restriction), 61 and 66 (protected floor area)• <u>Recommendation</u>: to explore making electric vehicle charging/parking spaces available to residents within a fixed radius of the site, but with priority given to employees

Subcommittee Reports:

DRC – 742 Grayson Street and 2439 Durant Avenue were discussed at DRC, and will be discussed at future ZAB meetings.

Staff Communications

The July and August ZAB meetings are scheduled for July 14 and August 11 to better align with the summer recess.

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Adjourn: 10:37 PM; Motion / Second: I. Tregub / D. Sanderson; Vote: 8-0-0-1-0

Members of the Public:

Present: 39

Speakers: 13

A handwritten signature in black ink, appearing to read 'Saw', is written over a horizontal line. The signature is enclosed within a red rectangular border.

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