



Action Minutes

Planning & Development Department
Land Use Planning Division

Zoning Adjustments Board Thursday, July 14, 2022 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (Temporary Vice Chairperson, District 3), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Leave of Absence: Carrie Olson (District 4), Shoshana O'Keefe (Vice Chairperson, District 5),

Staff Present: Secretary Samantha Updegrave, Russell Roe, Katrina Lapira, Karen Hernandez-Gonzalez, Allison Riemer

Ex Parte Communication Disclosures:

No Ex Parte

Temporary Vice Chair Election:

Election of Temporary Vice-Chair as Vice Chairperson O'Keefe has an excused absence and Board member Michael Thompson is performing as Temporary Vice Chairperson.

Nomination: Michael Thompson

Motion/Second: Igor Tregub/ D. Sanderson

Vote: 7-0-2-0-0

Action: **Michael Thompson is Temporary Vice Chairperson.**

Public Comment:

Speakers – 0

Agenda Changes: None.

Speakers – 0

Consent Calendar

ACTION MINUTES - Zoning Adjustments Board

Thursday, July 14, 2022

Page 2 of 4

1. Approval of Action Minutes from July 14, 2022

Recommendation: **APPROVE**

Motion / Second: **I. Tregub/ D. Sanderson**

Vote: **7-0-2-0-0**

Action: **APPROVED**

2. 1585 University Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0144 to add the service of distilled spirits incidental to food service at an existing restaurant.
Zoning:	C-U – University Avenue Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Tindu Sherpa/Hon Management, Inc.
Staff Planner:	Russell Roe, roer@cityofberkeley.info , 510-981-7548
Recommendation:	APPROVE Use Permit # ZP2021-0144 pursuant to Section 23.406.040.
Motion/Second:	I. Tregub/ D. Sanderson
Vote:	7-0-2-0-0
Action:	APPROVED

3. 1818 Milvia Street – New Public Hearing

Application:	Use Permit #ZP2021-0129 to demolish the existing detached garage, lift the two-story duplex and construct a major residential addition, increase the number of bedrooms on the property to eight, and establish one off-street parking spot within an attached garage on the ground floor. The lot is nonconforming to lot coverage, density, and setbacks.
Zoning:	R-2A – Restricted Multiple Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Judy and Jenny Han, PO Box 5079, Richmond
Staff Planner:	Katrina Lapira, klapira@cityofberkeley.info , (510) 981-7488
Recommendation:	APPROVE Use Permit # ZP2021-0129 pursuant to BMC Section 23.406.040.
Motion / Second:	I. Tregub/ D. Sanderson
Vote:	7-0-2-0-0
Action:	APPROVED

ACTION MINUTES - Zoning Adjustments Board

Thursday, July 14, 2022

Page 3 of 4

4. 1822 Milvia Street – New Public Hearing

Application:	Use Permit #ZP2021-0130 to demolish the existing garage and unpermitted portion of the existing dwelling, lift the building to create a third floor, add a sixth bedroom, and relocate the existing parking within an attached garage on the new ground floor. The lot is nonconforming to lot coverage and setbacks.
Zoning:	R-2A – Restricted Multiple Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Judy and Jenny Han, PO Box 5079, Richmond
Staff Planner:	Katrina Lapira, klapira@cityofberkeley.info , (510) 981-7488
Recommendation:	APPROVE Use Permit # ZP2021-0130 pursuant to BMC Section 23.406.040.
Motion / Second:	I. Tregub/ D. Sanderson
Vote:	7-0-2-0-0
Action:	APPROVED

Action Calendar

5. 1643 - 1647 California Street – New Public Hearing

City Council Remand from April 26, 2022

Application:	Use Permit #ZP2021-0001 to 1) create a new lower basement level, 2) construct a new second story, and 3) modify the existing duplex layout, resulting in a 3,763 square foot duplex.
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Applicant/Owner:	Applicant: Sundeep Grewel, 2223 Fifth Street, Berkeley Owner: Ido and Tamar Oppenheimer, 1643 and 1647 California Street, Berkeley
Staff Planner:	Allison Riemer, ariemer@cityofberkeley.info , 510-981-7433
Recommendation:	APPROVE Use Permit #ZP2021-0001 pursuant to BMC Section 23B.32.030
# of Speakers:	9
Motion / Second:	D. Sanderson / Y. Duffy
Vote:	7-0-2-0-0
Action:	APPROVED

Subcommittee Reports:

DRC – N/A

ACTION MINUTES - Zoning Adjustments Board

Thursday, July 14, 2022

Page 4 of 4

Staff Communications

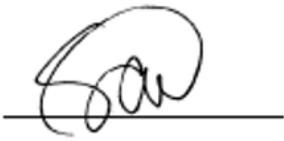
N/A

Adjourn: 8:26 PM; Motion / Second: C. Kahn/ D. Sanderson; Vote: 7-0-2-0-0

Members of the Public:

Present: 23

Speakers: 9

A handwritten signature in black ink, appearing to read 'S. Updegrave', 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