



Planning &
Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, January 25, 2024 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Vacant (District 4), Shoshana O'Keefe (District 5), Charles Kahn (District 6), Brandon Yung (District 7), Debra Sanderson (District 8)

Leave of Absence: Igor Tregub

Staff Present: 5

Ex Parte Communication Disclosures: Commissioner Yung spoke to the applicants for Use Permit #ZP2023-0068 at 2587 Telegraph Avenue prior to the meeting.

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

Agenda Changes:

None

Consent Calendar

1. Approval of Action Minutes from January 11, 2024

Recommendation: APPROVE

Motion / Second: Y. Duffy / D. Sanderson

Vote: 5-0-2-1-0 (Abstain: S. O'Keefe, B. Yung; Absent: I. Tregub)

Action: Approved

ACTION MINUTES - Zoning Adjustments Board

Thursday, January 25, 2024

Page 2 of 3

2. 2587 Telegraph Avenue– New Public Hearing

Application:	Use Permit #ZP2023-0068 for a State Density Bonus project that would demolish a two-story retail building and construct an eight-story (95-foot) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces.
Zoning:	Telegraph Avenue Commercial District (C-T)
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15332 ("Infill Development")
Applicant:	Christian Cerria with Gilbane Development Company, 7 Jackson Walkway
Owner:	Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@berkeleyca.gov , (510) 981-7430
Recommendation:	APPROVE Use Permit #ZP2023-0068 pursuant to BMC Section 23.406.040(D)
Motion / Second:	Y. Duffy / D. Sanderson
Vote:	6-0-0-1-1 (Absent: I. Tregub; Recuse: C. Kahn (applicant is a client of KDA))
Action:	Approved with added Conditions of Approval listed in the memo from the applicant dated January 25, 2024.

3. 1840 Woolsey Street - New Public Hearing

Application:	Use Permit #ZP2023-0127 to convert the existing 920 square foot second floor office space of a single-family dwelling unit into a separate dwelling unit resulting in one building with two individual dwelling units. No changes to the height of the structure are proposed.
Zoning:	Adeline Corridor Commercial District (C-AC)
CEQA Recommendation:	Categorically exempt pursuant to CEQA Guidelines Section 15301 ("Existing Facilities")
Applicant:	Denise Hall Montgomery, Architect, 1769 Alcatraz Avenue, Berkeley
Owner:	Rachel Neumann & Jason DeAntonis, 1840 Woolsey Street, Berkeley
Staff Planner:	Vicky Schlepp, vschlepp@berkeleyca.gov , (510) 981-7422
Recommendation:	APPROVE Use Permit #ZP2023-0127 pursuant to Section 23.406.040(D)
Motion / Second:	Y. Duffy / D. Sanderson
Vote:	7-0-0-1-0 (Absent: I. Tregub)
Action:	Approved

Action Calendar

Subcommittee Reports (Design Review Committee):

None.

ACTION MINUTES - Zoning Adjustments Board

Thursday, January 25, 2024

Page 3 of 3

Commissioner Kahn is stepping down from the Design Review Committee (DRC) after 8+ years and nominated Commissioner Tregub as his replacement to serve as the second ZAB member on the DRC.

Vote to appoint Commissioner Tregub not valid. Secretary Updegrave verified after the meeting that the appointment of a ZAB representative to the DRC must be placed on the agenda prior to voting. Item to be included on next ZAB agenda.

Staff Communications:

Staff received Commissioner Lunaparra's letter of resignation this past week. Chair Duffy and ZAB acknowledged her contributions to the commission.

Adjourn: 7:37 PM

Motion / Second: Y. Duffy / C. Kahn

Vote: 7-0-0-1-0 (Absent: I. Tregub)

Action: Approved

Members of the Public:

Present: 17

Speakers: 4



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