



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, July 9, 2020 - 7:04 PM

Preliminary Matters:

Roll Call:

Igor Tregub, appointed by Mayor Arreguin
Teresa Clarke, appointed by District 1 (Councilmember Kesarwani)
Patrick Sheahan, appointed by District 2 (Councilmember Davila)
John Selawsky, appointed by District 3 (Councilmember Bartlett)
Carrie Olson, appointed by District 4 (Councilmember Harrison)
Dohee Kim, appointed by District 7 (Councilmember Robinson)
Denise Pinkston, appointed by District 8 (Councilmember Droste)
Charles Kahn (Vice-Chairperson), appointed by District 6 (Councilmember Wengraf)
Shoshana O'Keefe (Chairperson), appointed by District 5 (Councilmember Hahn)

Absent: None.

Ex Parte Communication Disclosures: None.

Public Comment:

Speakers: 1

Agenda Changes: 3000 San Pablo Avenue, and 3116 Ellis Street, Unit C moved to the Action Calendar.

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Consent Calendar

1. Approval of Action Minutes from June 25, 2020

Recommendation: APPROVE
Motion / Second: C. Kahn / D. Pinkston
Vote: 9-0-0-0
Action: APPROVED, change noted to recusal for 1328 Oxford.

2. [2511 Channing Way](#) – New Public Hearing

Application: Use Permit #ZP2019-0156 to establish a mixed-use building on a 4,500 square-foot parcel by converting an existing 335 square-foot office space on the mezzanine level and an existing 1,525 square-foot office space located on the third level of an existing 4,481 square-foot, three-story commercial building to a dwelling unit.

Zoning: C-T – Telegraph Avenue Commercial District
CEQA Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).
Determination:
Applicant: Joe Kim, 481 44th Street, Oakland
Owner: Ashley James, ajames@cityofberkeley.info, (510) 981-7458
Staff Planner: APPROVE Use Permit ZP2019-0156 pursuant to BMC Section 23B.32.030.
Recommendation: C-T – Telegraph Avenue Commercial District
Motion / Second: C. Kahn / D. Pinkston
Vote: 9-0-0-0
Action: APPROVED

Action Calendar

3. [3000 San Pablo Avenue](#) – New Public Hearing

Application: Use Permit #ZP2019-0155 to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 52 long-term bicycle parking spaces and 43 vehicular parking spaces.

Zoning: C-W – West Berkeley Commercial District
CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).
Determination:
Applicant: David Trachtenberg, 2421 Fourth Street, Berkeley
Owner: RI Berkeley, LLC, 2025 Fourth Street, Berkeley
Staff Planner: Nick Armour, narmour@cityofberkeley.info, (510) 981-7485
Recommendation: APPROVE Use Permit ZP2019-0155 pursuant to BMC Section 23B.32.030.
of Speakers: 2
Motion / Second: I. Tregub / C. Kahn
Vote: 9-0-0-0
Action: APPROVED with modifications to the Conditions of Approval.

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4. 3116 Ellis Street, Unit C – New Public Hearing

Application: Use Permit #ZP2019-0189 to construct a 535 square foot, second story addition to an existing single-family dwelling, with an existing non-conforming rear yard, on a lot that has existing non-conforming lot coverage and density, increasing the total number of bedrooms from 5 to 7 on the lot.

Zoning: R-2A – Restricted Multiple-Family Residential District

CEQA Categorically exempt pursuant to Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction or Conversion of Small Structures”).

Determination:

Applicant: Morgan Smith, 929 Grayson Street, Berkeley

Owner: Nicola McClung, 3316 Ellis Street, Unit C, Berkeley

Staff Planner: Loyal Nawfal, lnawfal@cityofberkeley.info, (510) 981-7424

Recommendation: **APPROVE** Use Permit ZP2019-0189 pursuant to BMC Section 23B.32.030.

of Speakers: 1

Motion / Second: **C. Kahn / D. Kim**

Vote: **9-0-0-0**

Action: **APPROVED with modifications to the Conditions of Approval.**

5. 1367 University Avenue – New Public Hearing

Application: Use Permit #ZP2019-0173 to construct an approximately 9,273-square-foot, four-story 40-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.

Zoning: C-1 – General Commercial within the University Avenue Strategic Plan Overlay area

CEQA Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

Determination:

Applicant: Trachtenberg Architects – Isaiah Stackhouse, 2421 Fourth Street, Berkeley

Owner: 1367 University LLC, c/o Panoramic Interests, 1321 Mission Street, San Francisco

Staff Planner: Leslie Mendez, lmendez@cityofberkeley.info, (510) 981-7426

Recommendation: **APPROVE** Use Permit ZP2019-0173 pursuant to BMC Section 23B.32.030.

of Speakers: 7

Motion / Second: **I. Tregub/ C. Kahn**

Vote: **9-0-0-0**

Action: **APPROVED with modifications to the Conditions of Approval.**

Adjourn: 10:30 PM

Members of the Public:

Present: 23

Speakers: 11
