



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, August 27, 2020 - 7:00 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)  
**Savlan Hauser**, appointed by District 6 (Councilmember Wengraf)  
**Denise Pinkston**, appointed by District 8 (Councilmember Droste)  
**Shoshana O'Keefe (Chairperson)**, appointed by District 5 (Councilmember Hahn)

#### Approved Leave of Absence:

Charles Kahn

#### Absent:

Dohee Kim

#### Ex Parte Communication Disclosures:

Shoshana O'Keefe – Received an email from Toni Mester; the same letter which is in the packet.  
Igor Tregub – Received an email from Toni Mester; the same letter which is in the packet.

#### Public Comment:

Speakers: 2

Agenda Changes: 2795 San Pablo Avenue moved to the Action Calendar.

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### Consent Calendar

#### 1. Approval of Action Minutes from August 13, 2020

Recommendation: **APPROVE**

Motion / Second: **J. Selawsky / I. Tregub**

Vote: **7-0-1-1** (Abstain: I. Tregub, Absent: D. Kim)

Action: **APPROVED**

#### 2. [3100 San Pablo Avenue](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2019-0055</b> to establish approximately 17,700 square feet of an oncology testing laboratory and medical office and 69,800 square feet of research and development (R&D) space in an existing 402,742 square-foot building, as well as a Variance to allow a medical use within the MU-LI District where they are otherwise prohibited.
<b>Zoning:</b>	C-W, West Berkeley Commercial, MU-LI, Mixed Use-Light Industrial
<b>CEQA Determination</b>	Supplemental Environmental Impact Report Certified
<b>Applicant:</b>	Darrell deTienne Associates, 3435 Cesar Chavez Street, Suite 312, San Francisco
<b>Owner:</b>	LBA Realty, 3347 Michelson Drive, Suite 200, Irvine
<b>Staff Planner:</b>	Nick Armour, <a href="mailto:narmour@cityofberkeley.info">narmour@cityofberkeley.info</a> , (510) 981-7485
<b>Contract Planner:</b>	Abe Leider, <a href="mailto:aleider@rinconconsultants.com">aleider@rinconconsultants.com</a> , (510) 671-0175
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit ZP2019-0055 pursuant to BMC Section 23B.32.030.
<b>Motion / Second:</b>	<b>J. Selawsky / I. Tregub</b>
<b>Vote:</b>	<b>8-0-0-1</b> (Absent: D. Kim)
<b>Action:</b>	<b>APPROVED as amended</b>

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### Action Calendar

#### 2. [2795 San Pablo Avenue](#) – New Public Hearing

<b>Application:</b>	<b>Use Permit #ZP2019-0048</b> to demolish an existing single-story dwelling unit and construct a three-story, five unit multi-family building with 600 square feet of commercial space.
<b>Zoning:</b>	C-W – West Berkeley Commercial District
<b>CEQA Determination:</b>	Categorically exempt pursuant to Section 15303 and 15332 of the CEQA Guidelines (New Construction or Conversion of Small Structures and In-Fill Development Projects)
<b>Applicant/Owner:</b>	Hamid Tehrani, 437 Kentucky Avenue, Berkeley
<b>Staff Planner:</b>	Layal Nawfal, <a href="mailto:lnawfal@cityofberkeley.info">lnawfal@cityofberkeley.info</a> , (510) 981-7424
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit ZP2019-0048 pursuant to BMC Section 23B.32.030.
<b>Motion / Second:</b>	<b>T. Clarke / I. Tregub</b>
<b>Vote:</b>	<b>7-1-0-1 (No: C. Olson, Absent: D. Kim)</b>
<b>Action:</b>	<b>APPROVED with modifications to the Conditions of Approval</b>

#### 3. [0 \(2435\) San Pablo Avenue](#) – Continued from December 12, 2019

<b>Application:</b>	<b>Use Permit #ZP2018-0229</b> to construct a 4-story, 20,526 square foot, mixed use building with 42 Group Living Accommodation rooms and 800 square feet of ground floor commercial/retail space on two vacant parcels.
<b>Zoning:</b>	C-W – West Berkeley Commercial, Dwight and San Pablo Designated Node
<b>CEQA Determination:</b>	Categorically exempt pursuant to Sections 15332 of the CEQA Guidelines (“In-Fill Development Projects”)
<b>Applicant:</b>	Erik Waterman/Studio KDA, 1810 Sixth Street, Berkeley
<b>Owner:</b>	Wang Brother Investments, LLC, 1 Bates Blvd., Suite 400 Orinda
<b>Staff Planner:</b>	Leslie Mendez, <a href="mailto:lmendez@cityofberkeley.info">lmendez@cityofberkeley.info</a> , (510) 981-7426
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2018-0229 pursuant to BMC Section 23B.32.030.
<b>Motion / Second:</b>	<b>T. Clarke / D. Pinkston</b>
<b>Vote:</b>	<b>6-2-0-1 (No: J. Selawsky, P. Sheahan, Absent: D. Kim)</b>
<b>Action:</b>	<b>APPROVED with modifications to the Conditions of Approval</b>

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**4. [600 Addison Street](#) - New Public Hearing**

**Application:** **Project Preview for Use Permit #ZP2019-0215** to demolish buildings and structures on an industrial site of approximately 8.67 acres, and to construct a research and development (R&D) campus containing two buildings totaling 521,810 square feet of gross floor area and 1,044 parking spaces.

**Zoning:** MU-LI, Mixed Use-Light Industrial

**CEQA** An Initial Study is being prepared to inform staff's future recommendation to the ZAB.

**Determination:** the ZAB.

**Applicant:** Scott Smithers, Managing Principal, Berkeley Commons, LLC, 644 Menlo Avenue, Menlo Park

**Owner:** Jason Jones, Managing Member, Aquatic Park Science Center II, LLC, P.O. Box 183, Corte Madera

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

**Recommendation:** **Hold a public hearing and provide advisory comments.**

**Motion / Second:** **J. Selawsky / I. Tregub**

**Vote:** **8-0-0-1** (Absent: D. Kim)

**Action:** **Continued to September 10, 2020. No public hearing held as it would have commenced later than 10:00 p.m.**

**Adjourn: 10:41 PM**

**Members of the Public:**

**Present: 65**

**Speakers: 24**

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