



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 24, 2021 - 7:01 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Carrie Olson (District 4), Shoshana O’Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

Late Arrival: Igor Tregub (Mayor Appointee) 7:32 pm

Staff Present: Secretary Shannon Allen, Vicky Schlepp, Nick Armour.

Ex Parte Communication Disclosures: None.

Public Comment: Speakers 1

Agenda Changes: None.

Consent Calendar

1. Approval of Action Minutes from June 10, 2021

Recommendation: APPROVE

Motion / Second: C. Olson / Y. Duffy

Vote: 8-0-0-1 (Absent: I. Tregub)

Action: APPROVED

1. [2000 University Ave / 2001 Milvia Avenue](#) – Continued from June 10, 2021

Application:	Use Permit #ZP2020-0134 to demolish one existing commercial and one mixed-use building containing two dwelling units and construct a new, 8-story mixed-use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.
Zoning:	C-DMU Core – Downtown Mixed Use Commercial District (Core)
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“Infill Development”).
Applicant:	David Trachtenberg, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner:	R&S 2000 University, LLC, 2025 Fourth Street, Berkeley
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit # ZP2020-0134 pursuant to BMC Section 23B.32.030.

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Motion / Second:	C. Olson / Y. Duffy
Vote:	8-0-0-1 (Absent: I. Tregub)
Action:	APPROVED with modification to the following condition: <ul style="list-style-type: none">Final Design Review. The Project requires approval of a Final Design Review application by the Design Review Committee. Final Design Review shall include consideration of bird-safe glass on the north and west elevations.

Action Calendar

The public may comment on each item listed on the agenda for action as the item is taken up. The Board Chairperson may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue. Action items may be reordered at the discretion of the Board Chairperson with the consent of the Zoning Adjustments Board.

2. [0 Cragmont Avenue \(1158\)](#) – New Public Hearing

Application:	Use Permit #ZP2020-0058 to construct a new single-family residence with an attached two-car garage located in the front yard setback on an existing vacant parcel.
Zoning:	R-1(H) – Single Family Residential Zoning District – Hillside Overlay
CEQA Recommendation:	Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.
Applicant:	Bridgett Shank, Timbre Architecture, Berkeley
Owner:	Megan Carter, Orinda
Staff Planner:	Nick Armour, narmour@cityofberkeley.info , (510) 981-7485
Recommendation:	APPROVE Use Permit # ZP2020-0058 pursuant to BMC Section 23B.32.030.
# of Speakers:	18
Motion / Second:	I. Tregub / C. Olson
Vote:	9-0-0-0
Action:	Approved with the following conditions: <ul style="list-style-type: none">At least one Coast Live Oak to be planted on siteMove flex room two feet north and two feet eastPlant screening at bottom of siteConsult with Civil Engineer on site drainageTranslucent glass on long west window of flex roomWritten notification, from the applicant to adjacent neighbors, when the Transportation Construction Plan (COA #27) is available and where to find it

Subcommittee Reports

- Design Review Committee (DRC)**
<https://www.cityofberkeley.info/designreview/>
Kimberly Gaffney reported on the June 17th DRC meeting

Staff Communications

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Shannon Allen, Principal Planner reported as of June 15th, the Permit Service Center is open for walk-in assistance from 10:00 a.m. to 2:00 p.m.

Adjourn: 9:07 PM; Motion / Second: I. Tregub / C. Olson

Members of the Public:

Present: 26

Speakers: 20
