



Z O N I N G  
A D J U S T M E N T S  
B O A R D  
M E E T I N G A G E N D A

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**Thursday, May 26, 2022 - 7:00 PM**

**Zoning Adjustment Board Members**

**Igor Tregub**, appointed by Mayor Arreguin

**Yes Duffy**, appointed by District 1 (Councilmember Kesarwani)

**Jeff Vincent**, appointed by District 2 (Councilmember Taplin)

**Michael Thompson**, appointed by District 3 (Councilmember Bartlett)

**Carrie Olson**, appointed by District 4 (Councilmember Harrison)

**Shoshana O'Keefe**, appointed by District 5 (Councilmember Hahn)

**Charles Kahn (Chairperson)**, appointed by District 6 (Councilmember Wengraf)

**Dohee Kim**, appointed by District 7 (Councilmember Robinson)

**Debra Sanderson**, appointed by District 8 (Councilmember Droste)

**PUBLIC ADVISORY:** THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Zoning Adjustments Board (ZAB) will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

**To access the meeting remotely:** Join from a PC, Mac, iPad, iPhone, or Android device: Please use this <https://us06web.zoom.us/j/82097456683>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

**To join by phone:** Dial +1 669 900 6833 and enter Meeting ID 820 9745 6683. If you wish to comment during the public comment portion of the agenda, Press \*9 and wait to be recognized by the Chair.

Please be mindful that the teleconference will be recorded as any ZAB meeting is recorded, and all other rules of procedure and decorum will apply for ZAB meetings conducted by teleconference or videoconference.

### **Public Testimony Guidelines**

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

At the start of the meeting the Board may rearrange the agenda or place additional agenda items on the Consent Calendar, so it is important to be present at the start of the meeting to avoid losing the chance to speak to an item.

The Board encourages the public to submit comments in writing or by e-mail in advance of the meeting. See **Supplemental Communications and Reports** at the end of this Agenda for procedures.

**How to Contact Us:** Land Use Planning Division, Attn: Samantha Updegrave, (510) 981-7414, (Zoning Adjustments Board Secretary), 1947 Center Street, 2<sup>nd</sup> Floor, Berkeley, CA 94704; [zab@berkeleyca.gov](mailto:zab@berkeleyca.gov).

### **Communications**

All communications submitted to Zoning Adjustments Board are public record and are for information only. Other than referring an item to the Secretary for investigation and/or recommendations, no action may be taken in response to any non-agenda communication.

### **Preliminary Matters**

#### **Roll Call**

#### **Ex Parte Communication Disclosures**

In the context of adjudicative matters that come before the ZAB, *ex parte* communications are those which occur outside the formal hearing process. ZAB members should avoid *ex parte* contacts on matters pending before the ZAB as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a Board member's decision on a matter before the Board. If such contacts do occur, the substance of the communication must be disclosed to all interested parties in advance of any public hearing or testimony to allow rebuttal. Written *ex parte* communications must be forwarded to the Secretary so that they can be disclosed to the entire Board and the public.

#### **Public Comment on Non-Agenda Matters**

Each Speaker is limited to a maximum of three minutes.

#### **Agenda Changes**

The Board Chairperson may reorder the agenda at the beginning of the meeting.

**Consent Calendar**

The Consent Calendar allows the Board to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Board members who wish to discuss. The Consent Calendar may include four types of items:

- (1) Approval of previous meeting minutes;
- (2) Modifications of existing Use Permits (which have not been noticed for public hearings);
- (3) Items being continued to another meeting (Board action will be postponed to another meeting);
- (4) Applications that were withdrawn by the applicant after release of the Agenda; and
- (5) Items noticed for public hearing which the Board decides to move to the Consent Calendar.

The Board Chairperson will announce any additional items proposed for the Consent Calendar at approximately 7:05 PM. Anyone present who wishes to speak on these items should raise his or her hand and advise the Chairperson, and the item(s) will be pulled from the Consent Calendar and heard at this meeting.

**1. Approval of Action Minutes from April 28, 2022**

**Recommendation: APPROVE**

**2. 1151 Grizzly Peak Boulevard – Continued from April 28, 2022**

|                             |  |
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| <b>Application:</b>         | <b>Administrative Use Permit ZP#2021-0088</b> to legalize two Accessory Buildings in the rear yard of a Single-Family Dwelling.                                      |
| <b>Zoning:</b>              | R-1H – Single-Family Residential District, Hillside Overlay  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) Guidelines. |
| <b>Applicant/Owner:</b>     | Jeana Arabzadeh and Matt Jacobs, 1151 Grizzly Peak Boulevard, Berkeley   |
| <b>Staff Planner:</b>       | Samantha Updegrave, <a href="mailto:supdegrave@berkeleyca.gov">supdegrave@berkeleyca.gov</a><br>(510) 981-7414   |
| <b>Recommendation:</b>      | <b>Continue to September 8, 2022</b>   |

**3. 2970 Adeline Street – Continued from April 28, 2022**

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| <b>Application:</b>         | <b>Use Permit #ZP2021-0140</b> to convert second floor commercial space to residential dwelling units on a 3,760 square-foot lot with an existing commercial building. |
| <b>Zoning:</b>              | C-AC-Adeline Corridor Commercial District  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.                              |
| <b>Applicant:</b>           | Serena Lim, 1203 Willamette Street, Ste 210, Eugene, OR  |
| <b>Owner:</b>               | HKL Family LLC, c/o Jessie Zechnowitz, 2974 Adeline Street, Berkeley   |
| <b>Staff Planner:</b>       | Allison Riemer, <a href="mailto:ariemer@berkeleyca.gov">ariemer@berkeleyca.gov</a> , (510) 981-7433  |

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|------------------------|---|
| <b>Recommendation:</b> | <b>APPROVE</b> Use Permit # ZP2021-0140 pursuant to BMC Section 23B.32.030. |
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**4. [1208 Kains Avenue](#) – New Public Hearing**

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|-----------------------------|---|
| <b>Application:</b>         | <b>Use Permit #ZP2021-0154</b> to make alterations in the non-conforming front setback by raising the roof of the attached garage and altering the entry porch and legalize an existing hot tub, on a lot that is non-conforming for lot coverage and occupied by an existing two-story, 1,029-square-foot, single-family dwelling. |
| <b>Zoning:</b>              | R-2 – Restricted Two-Family Residential   |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.  |
| <b>Applicant/Owner:</b>     | Applicant: Henry Fleischmann, FDC Design Build, 925 Adams Street, Albany<br>Owner: Jennifer Lovvorn and Elizabeth Black, 1208 Kains Avenue, Berkeley  |
| <b>Staff Planner:</b>       | Allison Riemer, <a href="mailto:ariemer@berkeleyca.gov">ariemer@berkeleyca.gov</a> (510) 981-7433   |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit # ZP2021-0154 pursuant to BMC Section 23.406.040.   |

**5. [2440 Shattuck Avenue](#) – New Public Hearing**

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| <b>Application:</b>         | <b>Use Permit #ZP2021-0201</b> to demolish one existing commercial building and construct an eight-story, mixed-use building with 40 dwelling units and 2,700 square feet of ground floor commercial space. |
| <b>Zoning:</b>              | C-DMU (Corridor) – Downtown Mixed-Use Commercial  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15332 (“Infill Development”) of the CEQA Guidelines.   |
| <b>Applicant/Owner:</b>     | Applicant: Dave Johnson, Johnson Lyman Architects, Walnut Creek<br>Owner: The Austin Group, LLC, Alamo  |
| <b>Staff Planner:</b>       | Sharon Gong, <a href="mailto:sgong@berkeleyca.gov">sgong@berkeleyca.gov</a> , (510) 981-7429  |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit # ZP2021-0201 pursuant to BMC Section 23.406.040.   |

**6. 2018 Blake Street – New Public Hearing**

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|-----------------------------|---|
| <b>Application:</b>         | <b>Use Permit #ZP2021-0095</b> to demolish a single-family dwelling and construct a six-story, multi-family, residential building with 12 units (including two Low Income units). |
| <b>Zoning:</b>              | Multi-Family Residential (R-4)  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15332 (“Infill Development”) of the CEQA Guidelines.   |
| <b>Applicant/Owner:</b>     | Applicant: Huan Fang, FIFTH ARCH, 200 Brannan Street, Apt 222, San Francisco CA 94107<br>Owner: 2018 Blake Street LLC, 2905 South Vermont Avenue, Ste 204, Los Angeles, CA 90007  |
| <b>Staff Planner:</b>       | Sharon Gong, <a href="mailto:sgong@berkeleyca.gov">sgong@berkeleyca.gov</a> , (510) 981-7429  |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit # ZP2021-0095 pursuant to BMC Section 23.406.040.   |

**7. 1828 Euclid Avenue – New Public Hearing**

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| <b>Application:</b>         | <b>Use Permit #ZP2021-0164</b> to convert first floor commercial space to two dwelling units, and combine three commercial spaces, on a 12,600 square-foot lot with an existing mixed-use building. |
| <b>Zoning:</b>              | C-N(H)- Neighborhood Commercial District, Hillside Overlay  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.   |
| <b>Applicant/Owner:</b>     | Applicant/ Owner: Roman Fan, 2025 Rose Street, Berkeley   |
| <b>Staff Planner:</b>       | Allison Riemer, <a href="mailto:ariemer@berkeleyca.gov">ariemer@berkeleyca.gov</a> , (510) 981-7433   |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit # ZP2021-0095 pursuant to BMC Section 23.406.040.   |

**8. 906-908 Ensenada Avenue – New Public Hearing**

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| <b>Application:</b>         | <b>Use Permit #ZP2022-0002</b> to combine two existing tenant spaces on the ground floor, 2,640 square feet in total, change the use of one space from retail, and establish a medical practitioner use. |
| <b>Zoning:</b>              | C-SO – Solano Avenue Commercial  |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.   |
| <b>Applicant/Owner:</b>     | Applicant: Siddharth Sanghvi, 480 3rd Street, Oakland<br>Property Owner: Alejandro and Daniel Balazs, 9 Caramel Avenue, El Cerrito   |
| <b>Staff Planner:</b>       | Cecelia Mariscal, <a href="mailto:cmariscal@berkeleyca.gov">cmariscal@berkeleyca.gov</a> , (510) 981-7439  |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit # ZP2022-0002 pursuant to BMC Section 23.406.040.  |

**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.

**9. [2600 Tenth Street](#) – Continued from January 13, 2022**

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| <b>Application:</b>         | <b>Appeal of Zoning Officer’s Decision to approve Administrative Use Permit ZP#2019-0090</b> to change the use of four existing tenant spaces on the first and second floors, totaling 20,367 square feet, from media production to a research and development use. |
| <b>Zoning:</b>              | MU-LI – Mixed Use-Light Industrial District   |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to Section 15303 (“Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines.   |
| <b>Applicant/Owner:</b>     | Chris Barlow, Wareham Development, 1120 Nye Street, Suite 400, San Rafael, CA   |
| <b>Staff Planner:</b>       | Samantha Updegrave, <a href="mailto:supdegrave@berkeleyca.gov">supdegrave@berkeleyca.gov</a> , (510) 981-7414   |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit #ZP2019-0090 pursuant to BMC Section 23B.28.060 and <b>DISMISS the Appeal</b>   |

**Subcommittee Reports**

- **Design Review Committee (DRC)**  
<https://berkeleyca.gov/your-government/boards-commissions/design-review-committee>.

**Staff Communications**

**Adjourn**

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### **Accessibility Information / ADA Disclaimer**

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418 (V) or 981-6347 (TDD) at least three business days before the meeting date.

### **SB 343 Disclaimer**

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division ([zab@cityofberkeley.info](mailto:zab@cityofberkeley.info)) to request hard-copies or electronic copies.

### **Communications Disclaimer**

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

### **Supplemental Communications and Reports**

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Second Floor, Berkeley CA 94704, or via e-mail to: [zab@berkeleyca.gov](mailto:zab@berkeleyca.gov). All materials will be made available via the Zoning Adjustments Board agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

**Correspondence received by 5:00 PM eight days before this public hearing will be provided with the agenda materials provided to the Board.** Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing.
- **Correspondence received after 5:00 PM two days before** this public hearing will be saved in the project administrative record.

It will not be possible to submit written comments at the meeting.

### **Notice of Decision Requests**

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at [zab@berkeleyca.gov](mailto:zab@berkeleyca.gov).

### **Notice Concerning Your Legal Rights**

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
  - A. That this belief is a basis of your appeal;
  - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above; and
  - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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