



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, December 8, 2022 - 7:01 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4), Shoshana O'Keefe (District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (Chairperson, District 7), Debra Sanderson (District 8).

Leave of Absence: N/A

Staff Present: Secretary Samantha Updegrave, Brian Garvey, Nilu Karimzadegan, Russell Roe, Cecelia Mariscal, Karen Hernandez

Ex Parte Communication Disclosures: N/A

Public Comment:

Speakers – 12

Agenda Changes:

None

Consent Calendar

1. Approval of Action Minutes from October 13, 2022
2. Approval of 2023 ZAB Meeting Schedule

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|-------------------------|---------------------------|
| Recommendation: | APPROVE |
| Motion / Second: | I. Tregub / D. Kim |
| Vote: | 6-0-0-2-0 |
| Action: | APPROVED |

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4. 2506 Haste Street– New Public Hearing

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| Application: | Use Permit #ZP2022-0074 add a Cannabis Consumption Lounge and amplified live music to an existing Cannabis retail storefront. |
| Zoning: | C-T –Telegraph Avenue Commercial District |
| CEQA Recommendation: | Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines. |
| Applicant: | David Prinz, 2465 Telegraph Avenue, Berkeley |
| Owner: | David Prinz, 2465 Telegraph Avenue, Berkeley |
| Staff Planner: | Cecelia Mariscal, cmariscal@cityofberkeley.info , (510) 981-7439 |
| Recommendation: | CONTINUE Use Permit #ZP2022-0074 to February 9, 2023. |

5. [2310 Eighth Street](#) – New Public Hearing

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| Application: | Use Permit #ZP2022-0098 to demolish an existing single-family dwelling and construct two new single-family dwellings with two parking spaces. |
| Zoning: | R1-A - Limited Two-Family Residential District |
| CEQA Recommendation: | Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”). |
| Applicant: | John Newton, 5666 Telegraph Avenue, Oakland, CA 94609 |
| Owner: | Alex and Ysabel Yow, 945 Taraval Street #281 SF 94116 |
| Staff Planner: | Karen Hernandez, khernandez-gonzalez@cityofberkeley.info , (510) 981-7426 |
| Recommendation: | APPROVE Use Permit #ZP2022-0098, pursuant to BMC 23.406.040. |

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Action Calendar

6. 1200 Dwight Way – New Public Hearing

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| Application: | Use Permit #ZP2022-0028 to demolish a single-family dwelling and detached garage, and build two two-story single-family dwellings and two parking spaces. |
| Zoning: | R-2 Restricted Two-Family Residential District |
| CEQA Recommendation: | Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”). |
| Applicant: | John Newton, 5666 Telegraph Avenue, Oakland, CA 94609 |
| Owner: | Creek Capital, LLC |
| Staff Planner: | Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info , (510) 981-7430 |
| Recommendation: | APPROVE Use Permit #ZP2022-0028, pursuant to BMC 23.406.040. |
| # of Speakers: | 1 |
| Motion / Second: | I. Tregub / D. Kim |
| Vote: | 9-0-0-0 |
| Action: | APPROVED Use Permit #ZP2022-0028, pursuant to BMC 23.406.040. |

7. [2000 San Pablo Avenue](#) – New Public Hearing

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| Application: | Use Permit #ZP2022-0057 to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) in conjunction with an existing convenience store. |
| Zoning: | C-W – West Berkeley Commercial |
| CEQA Recommendation: | Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”). |
| Applicant: | 7-Eleven, Inc. c/o Erik Gulfin, P.O. Box 711, Dallas, TX 75221 |
| Owner: | Tuso Farms, Inc. 71 Janis Court, Alamo, CA 94507 |
| Staff Planner: | Russell Roe, rroe@cityofberkeley.info , (510) 981-7548 |
| Recommendation: | APPROVE Use Permit ZP2022-0057 pursuant to Section 23.406.040 |
| # of Speakers: | 11 |
| Motion / Second: | D. Kim / I. Tregub |
| Vote: | 0-7-0-2-0 |
| Action: | Denied Use Permit ZP2022-0057 pursuant to Section 23.406.040 |

Subcommittee Reports:

DRC – None.

Staff Communications:

None.

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Adjourn: 10:16 PM; Motion / Second: C. Kahn / D. Kim; Vote: 8-0-0-0-0

Members of the Public:

Present: 38

Speakers: 12
