



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, February 8, 2024 - 7:02 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (appointed by Mayor Arreguin), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Deborah Matthews (District 6), Brandon Yung (District 7), Debra Sanderson (District 8)

Leave of Absence: Charles Kahn

Absence: Shoshana O'Keefe
Vacant (District 4),

Staff Present: Samantha Updegrave (Secretary), Vicky Schlepp (Clerk), Branka Tatarevic (Clerk)

Ex Parte Communication Disclosures: None

Public Comment on Non-Agenda Items:

Speakers – None

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.
No changes made.

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 8, 2024

Page 2 of 4

Consent Calendar

1. Approval of Action Minutes from January 25, 2024

Recommendation: **APPROVE**

Motion / Second: Y. Duffy / K. Gaffney

Vote: 6-0-1-1-0 (Abstain: D. Matthews, Absent: S. O’Keefe)

Action: Approved

2. 1101 Euclid Avenue– New Public Hearing

Application:	Use Permit #ZP2023-0135 to construct a single-story 60-square-foot residential addition (maximum height of approximately 10 feet) to the rear unit on a lot that is nonconforming for residential density.
Zoning:	R-1H – Single-Family Residential – Hillside Overlay
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Dylan Sang, Home Healing Renovations, Inc., 2342 Shattuck Avenue, #325, Berkeley, CA 94704
Owner:	Cheryl Yagi, 1101 Euclid Avenue., Berkeley, CA 94708
Staff Planner:	Waqar Shah, WShah@berkeleyca.gov 510-981-7469
Recommendation:	APPROVE Use Permit #ZP2023-0135 pursuant to Section 23.406.040(D)
Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

3. 1841 Solano Avenue – New Public Hearing

Application:	Use Permit #ZP2023-0151 to add retail sales of beer and wine at a specialty food store.
Zoning:	C-SO – Solano Avenue Commercial District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Joseph Catalino, Of All Places Market, LLC, 939 Polk St., Albany, CA 94706
Owner:	Hirahara Family Limited Partnership, 150 N. Wiget Lane, Ste. 250, Walnut Creek, 94598
Staff Planner:	Russell Roe, RRoe@berkeleyca.gov 510-981-7548
Recommendation:	APPROVE Use Permit #ZP2023-0151 pursuant to Section 23.406.040(D)
Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 8, 2024

Page 3 of 4

4. 2309 Parker Street – New Public Hearing

Application:	Use Permit #ZP2023-0141 to construct a 45-square-foot one-story residential addition with a roof balcony at the rear of the duplex, above 14 feet in average height (15 feet, 2 inches) on a lot non-conforming for residential density.
Zoning:	R-2A – Restricted Multiple-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Marco Hyman-Romero, 190 Lake Park Avenue, Ste. 10657, Oakland 94610
Owner:	Kevin Kaatz and Douglas McCulloch, 2309 Parker Street, Berkeley 94704
Staff Planner:	Cecelia Mariscal, CMariscal@berkeleyca.gov , (510) 981-7439
Recommendation:	APPROVE Use Permit #ZP2023-0141 pursuant to Section 23.406.040(D)
Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

5. Appointment of new Design Review Committee (DRC) Representative – Commissioner Tregub nominated to replace Commissioner Kahn, as one of the two DRC representatives appointed by ZAB, pursuant to Berkeley Municipal Code (BMC) section 23.402.060(B)(1).

Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

6. Leave of Absence from the April 18, 2024 DRC meeting for Vice Chair Gaffney – Pursuant to Commissioners’ Manual (2019, page 28).

Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

ACTION MINUTES - Zoning Adjustments Board

Thursday, February 8, 2024

Page 4 of 4

Action Calendar

1. 1730 Oregon – New Public Hearing

Application:	Variance #ZP2023-0018 to further exceed the nonconforming lot coverage by 1.7 percent for a total of 60.5 percent by constructing two additions for a total of 895 square feet in new gross floor area and an 80 square foot covered porch to an existing 10,655 square foot community center building within the front and rear setback.
Zoning:	R-2 – Restricted Two-Family Residential District R2-A – Restricted Multiple Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Evelyn Chan, City of Berkeley, Berkeley, CA 94704
Owner:	Berkeley Unified School District, Berkeley, CA 94704
Staff Planner:	Katrina Lapira, KLapira@berkeleyca.gov , (510) 981-7488
Recommendation:	APPROVE Variance #ZP2023-0018 pursuant to Section 23.406.050(F)
Motion / Second:	I. Tregub / Y. Duffy
Vote:	7-0-0-1-0 (Absent: S. O’Keefe)
Action:	Approved

Subcommittee Reports:

DRC – Commissioner Gaffney reported that no DRC meeting was held since the last ZAB meeting and announced that Commissioner Tregub, as a newly appointed DRC member, will join in reporting from the DRC the next time the ZAB meets.

Staff Communications: Chairperson Duffy opened the meeting for ZAB Chair and Vicechair nominations. Board member Sanderson nominated Chairperson Duffy for a second term as ZAB Chair. Board member Thompson nominated Vice Chairperson Gaffney for a second term serving as a Vice Chairperson. Chairperson Duffy and Vice Chairperson Gaffney accepted the nominations.

Adjourn: 8:17 PM;

Motion / Second: Y. Duffy / K. Gaffney;

Vote: 7-0-0-1-0 (Absent: S. O’Keefe)

Members of the Public:

Present: 27

Speakers: 10