

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Comment in Support of Root & Bloom Institute Use Permit / Operating Hours

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**From:** Sebastian Beca <sebastianbecamft@gmail.com>  
**Sent:** Wednesday, April 8, 2026 2:54 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>  
**Cc:** rachel@rootandbloominstitute.org  
**Subject:** Comment in Support of Root & Bloom Institute Use Permit / Operating Hours

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To the Berkeley Zoning Adjustments Board,

My name is **Sebastian Beca**, and I am a holistic psychotherapist planning to maintain a private practice office at **Root & Bloom Institute** in West Berkeley.

I am writing in support of Root & Bloom's application to operate during **evenings and weekends**. These hours are important for many clients, especially working adults, who are often unable to attend appointments during standard weekday business hours.

My practice is generally **low-impact and appointment-based**, with clients arriving individually at scheduled times. I believe this type of use is well aligned with the surrounding area and with the kind of **professional therapeutic and wellness services** Root & Bloom is seeking to provide.

I have reviewed Root & Bloom's transportation and parking plan for both practitioners and guests, and I believe it is a thoughtful and workable approach for West Berkeley. I understand the importance of minimizing parking impacts on nearby residential streets. As a tenant, I will maintain a **monthly parking lease for myself** and will clearly communicate arrival and parking expectations to my clients in advance, including encouraging use of the transportation and parking options outlined by Root & Bloom.

I appreciate the effort Root & Bloom is making to create a responsible, community-serving space for therapeutic and holistic care, and I hope the Board will support this application.

Thank you for your consideration.

Sincerely,

**Sebastian Beca** (he,him)  
Psychotherapist  
MA, LMFT #134131  
415 562 5757



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 830 Bancroft - Root & Bloom

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**From:** Steve Smith <ss@noryost.com>  
**Sent:** Thursday, April 9, 2026 11:05 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>  
**Cc:** Rachel Berry <rachel@rootandbloominstitute.org>  
**Subject:** 830 Bancroft - Root & Bloom

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

My name is Steve Smith, writing to you on behalf of myself and John Norheim of Norheim & Yost, a commercial real estate firm that has served primarily West Berkeley tenants and landlords since the late 80's. Personally, I've been with the company since 2001 but have worked and lived in West Berkeley for 35 years....my first apartment was a block from this site.

N&Y is extremely familiar with 830 Bancroft Way. Over the years, John Norheim has sold the property five times and each time subsequent to the sale, handled the leasing. With each ownership change, the only likely buyer for the site was always presumed and expected to be an owner/user similar to the previous....and similar to Root & Bloom. As you know, due to the zoning, there really was no other viable option. Each time the property was on the market, we did entertain interests from developers or other user types...but in the end, they all passed due to the restrictions.

More recently and for many years it was in a poor state of disrepair with squatters coming in and out of the building and people camping in the alcove to the entrance.

We're so glad to see Root & Bloom Institute move into this space, and we believe their vision for vocational training and holistic healing is a valuable addition to our neighborhood and community. For as long as I can remember, the building has been active seven days a week...including after hours! I used to live at 7th/Bancroft so I've had first hand experience. Approving R&B's request for extended hours to weekends and evenings does not appear to change much due to the history of the building.

We wholeheartedly support their request for extended hours and look forward to seeing them activate the building as soon as possible.

Thank you for your work and efforts!

Sincerely,  
**Steve Smith**  
CalBRE#01330154



**Real Estate Brokerage, Development & Investment**  
**732 Addison Street, Suite C, Berkeley, CA 94710**  
**Direct: 510-809-2562**  
**Mobile: 510-847-4049**  
**Fax: 510-665-1390**  
<http://www.norheimyost.com>

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 830 Bancroft - Root & Bloom

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**From:** Rachel Berry <rachel@rootandbloominstitute.org>  
**Sent:** Thursday, April 9, 2026 11:40 AM  
**To:** Steve Smith <ss@noryost.com>  
**Cc:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>  
**Subject:** Re: 830 Bancroft - Root & Bloom

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Thank you Steve so much for taking the time on short notice! This really means a lot and we are so grateful.

Your letter is SO compelling, if there happens to be any window for you to jump on zoom tonight and read it, it would go a long way. The meeting starts at 7pm, and we will likely be at the end of the agenda given all the public comments coming on both sides.

In case it works out for you or anyone from your team, here is the zoom link and meeting details

zoom link: <https://cityofberkeley-info.zoomgov.com/j/1607189867#success>

Page here with details and agendas and memos and zoom link

<https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

Feeling really grateful for your support in getting this building back into service!  
Rachel

On Thu, Apr 9, 2026 at 11:05 AM Steve Smith <[ss@noryost.com](mailto:ss@noryost.com)> wrote:

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