



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, March 9, 2023 - 7:04 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Igor Tregub (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Cecilia Lunaparra (District 4) Shoshana O'Keefe (District 5), Deborah Matthews (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

Leave of Absence: Charles Kahn (District 6)

Replacement: Deborah Matthews

Staff Present: Secretary Samantha Updegrave, Secretary Claudia Garcia, Clerk Karen Hernandez, Brian Garvey, Nilu Karimzadegan, Russell Roe

Ex Parte Communication Disclosures: N/A

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 1

Agenda Changes:

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

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Consent Calendar

1. Approval of Action Minutes from February 9, 2023

Recommendation: APPROVE

Motion / Second: I. Tregub / K. Gaffney

Vote: 8-0-1-0-0

Action: APPROVED

2. Approval of Action Minutes from February 23, 2023

Recommendation: APPROVE

Motion / Second: I. Tregub / K. Gaffney

Vote: 8-0-1-0-0

Action: APPROVED

3. 2600 Benvenue Avenue– New Public Hearing

Application:	Use Permit #ZP2019-0211 to legalize an unpermitted addition and add two Accessory Dwelling Units (ADUs) (1,723 square feet) to a two story, 4,906 square feet apartment building with eight dwelling units.
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Ronald Giddings, 2501 Rose Walk, Berkeley, CA 94708
Owner:	Jack and Margaret Phillips, 2526 Alcatraz Avenue #332, Berkeley, CA 94705
Staff Planner:	Russell Roe, rroe@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE pursuant to BMC 23.406.040.
Motion / Second:	I. Tregub / K. Gaffney
Vote:	9-0-0-0-0
Action:	Approved with the condition that Standard Condition #38 is edited to correct a typographic error.

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4. 612 Cragmont Avenue – New Public Hearing

Application:	Use Permit #ZP2021-0177 to construct a new 2,095 square-foot two-story (33 feet) single-family dwelling and a one-story detached one-car garage with a roof deck (20 feet) on a 16,550 square-foot vacant lot.
Zoning:	R-1H – Single-Family Residential District, Hillside Overlay District
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Russ Dotter, 4801 Park Boulevard, Oakland, CA 94602
Owner:	Cragmont Berkeley Cohen, LLC, 16 Queen Anne Ct., Millbrae, CA 94030
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@cityofberkeley.info , (510) 981-7430
Recommendation:	APPROVE pursuant to BMC Section 23.406.040.
Motion / Second:	I. Tregub / K. Gaffney
Vote:	9-0-0-0-0
Action:	Approved with recommendations for bird safe glass windows.

5. 725-A Gilman Street – New Public Hearing

Application:	Use Permit #ZP2022-0130 to establish a winery with a tasting room and incidental retail sales of goods manufactured on site, under a Type 2 ABC license.
Zoning:	M – Manufacturing District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Nori Nakamura, 118 Coach Ct., Richmond, CA 94803
Owner:	725 Gilman St LLC, 1819 Ivanhoe Avenue, Lafayette, CA 94549
Staff Planner:	Russell Roe, roe@cityofberkeley.info , (510) 981-7548
Recommendation:	APPROVE pursuant to Section 23.406.040.
Motion / Second:	I. Tregub / K. Gaffney
Vote:	9-0-0-0-0
Action:	Approved

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5. 870 Santa Barbara Road – New Public Hearing

Application:	Appeal of Zoning Officer decision to approve Administrative Use Permit ZP#2021-0183 to construct a 6-foot fence on top of a 3-foot retaining wall.
Zoning:	R-1H – Single-Family Residential District, Hillside Overlay District
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Sanju Thomman, 870 Santa Barbara Road, Berkeley, CA
Appellant:	Barbara Schick, 818 Indian Rock Avenue, Berkeley, CA
Staff Planner:	Brian Garvey, bgarvey@cityofberkeley.info , (510) 981-7424
Recommendation:	APPROVE Administrative Use Permit #ZP2021-0183 pursuant to BMC Section 23.406.040 and DISMISS the Appeal.
Motion / Second:	I. Tregub / D. Matthews
Vote:	9-0-0-0-0
Action:	Approved

Subcommittee Reports:

DRC – None.

Staff Communications:

Reminder that ZAB will not meet the 4th Thursday of March in observance of Ramadan, and will meet the 5th Thursday, March 30th, instead.

Adjourn: 8:11 PM; Motion / Second: S. O’Keefe / K. Gaffney; Vote: 9-0-0-0-0

Members of the Public:

Present: 21

Speakers: 4
