



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, December 14, 2023 - 7:02 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), Kahn (District 6), Brandon Yung (District 7), Deborah Sanderson (District 8)

Leave of Absence: Shoshana O'Keefe (District 5)

Staff Present: Samantha Updegrave (Secretary), Vicky Schlepp (Clerk), Brian Garvey

Ex Parte Communication Disclosures: Commissioner Tregub spoke with Rena Rickles regarding 2573 Shattuck Avenue. Brandon Yung received a text from Nora regarding 2573 Shattuck Avenue.

Public Comment on Non-Agenda Items: None

Agenda Changes: None

Consent Calendar

1. Approval of Action Minutes from November 30, 2023

Recommendation: APPROVE

Motion / Second: I. Tregub / D. Sanderson

Vote: 7-0-1-1-0 (Absent: O'Keefe, Abstain: Lunaparra)

Action: APPROVED

2. [Approval of 2024 ZAB Meeting Schedule](#)

Recommendation: APPROVE 2024 ZAB meeting dates

Motion / Second: I. Tregub / D. Sanderson

Vote: 8-0-0-1-0 (Absent: O'Keefe)

Action: APPROVED

ACTION MINUTES - Zoning Adjustments Board

Thursday, December 14, 2023

Page 2 of 3

Consent Calendar

3. [1287 Gilman Avenue – Continued from October 26, 2023](#)

Application:	Use Permit #ZP2023-0122 to establish a wine bar with on-site wine service under a Type 42 Alcoholic Beverage Control (ABC) license and outdoor seating, add the retail sale of wine under a Type 20 ABC license, and legalize the addition of new floor area for retail space and the use of a food trailer.
Zoning:	C-N – Neighborhood Commercial
CEQA Recommendation:	Categorically exempt pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant/Owner:	Diva Robin, 249 Curry Avenue, Vallejo Robert Kelso, 2836 Tice Creek Drive #1, Walnut Creek
Staff Planner:	Russell Roe rroe@berkeleyca.gov , 510-981-7548
Recommendation:	CONTINUE Use Permit # ZP2023-0122 to a date uncertain
Motion / Second:	I. Tregub / D. Sanderson
Vote:	Vote: 8-0-0-1-0 (Absent: O’Keefe)
Action:	CONTINUE to date uncertain

4. [2800 Martin Luther King Jr. Way – New Public Hearing](#)

Application:	Use Permit #ZP2023-0098 to convert a single-family home into a duplex and increase the number of bedrooms from five to nine.
Zoning:	R-2A – Restricted Multi-Family Residential
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant/Owner:	Evren Vural, Larson Shores Architecture, Oakland, CA Allison Lingane and Gabriel Kobban
Staff Planner:	Brian Garvey, bgarvey@berkeleyca.gov , (510) 981-7424
Recommendation:	APPROVE Use Permit # ZP2023-0098 pursuant to Section 23.406.040(D)
Motion / Second:	I. Tregub / D. Sanderson
Vote:	Vote: 8-0-0-1-0 (Absent: O’Keefe)
Action:	APPROVE

ACTION MINUTES - Zoning Adjustments Board

Thursday, December 14, 2023

Page 3 of 3

5. 2573 Shattuck Avenue – New Public Hearing

Application:	Use Permit # ZP2023-0088 to change the use of a 5,504-square-foot tenant space from general retail to a veterinary clinic.
Zoning:	C-AC – Adeline Corridor Commercial
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Shattuck Animal Care, Inc., 43 Fairlawn Dr. Berkeley, CA John Gordon, 2091 Rose St, Berkeley, CA
Staff Planner:	Brian Garvey, bgarvey@berkeleyca.gov , (510) 981-7424
Recommendation:	APPROVE Use Permit ZP2023-0088 pursuant to Section 23.406.040(D)
Motion / Second:	I. Tregub / D. Sanderson
Vote:	Vote: 8-0-0-1-0 (Absent: O’Keefe)
Action:	CONTINUE to date uncertain

Action Calendar: None

Subcommittee Reports:

DRC – Commissioner Gaffney reported there hasn’t been a DRC meeting since the last ZAB meeting. The next meeting will be on December 21, 2023.

Staff Communications: None

- [Community Steering Committee Recruitment for Berkeley Wellness Blueprint, a community-shaped health equity plan](#)

Adjourn: 7:18 PM; Motion / Second: Y. Duffy / C. Kahn; Vote: 8-0-0-1-0 (Absent: O’Keefe)

Members of the Public:

Present: 9

Speakers: 1



Samantha Updegrave, Principal Planner
Co-Secretary of the Zoning Adjustments Board