Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, January 23, 2025 - 7:00 PM

Preliminary Matters:

Roll Call:
Commissioners Present: Ali Kashani (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Vacant (District 4), Shannon Allen (District 5), Vacant (District 6), Brandon Yung (District 7), Debra Sanderson (District 8)

Vacant: District 4 & 6

Leave of Absence: Michael Thompson (District 3)

Unexcused Absence: N/A

Staff Present: Nilu Karimzadegan (Secretary), Anne Hersch (Secretary), Sharon Gong, Karen Hernandez (Clerk), Marytonae Sanchez, Allison Riemer

Ex Parte Communication Disclosures: N/A

Public Comment on Non-Agenda Items:

Speakers – 0

Agenda Changes:

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

Consent Calendar

1. **Approval of Action Minutes from January 9, 2025**

   Recommendation: APPROVE

   Motion / Second: Y. Duffy / A. Kashani
   Vote: 6-0-0-1-0
   Action: Approved

2. 2244 McKinley Avenue – New Public Hearing

Application:	**Use Permit #ZP2021-0082** to convert 900 sq. ft. of ground floor area of an existing single-family dwelling to administrative offices for a private school, and establish a mixed-use building with school and residential uses.
Zoning:	Restricted Two-Family Residential District (R-2)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.
Applicant/ Owner:	Love Weinstock, Berkwood Hedge School, 1809 Bancroft Way, Berkeley, CA
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov, 510-981-7433
Recommendation:	**APPROVE** Use Permit # ZP2021-0082 pursuant to Section 23.406.040(D)
Motion / Second:	**Y. Duffy / A. Kashani**
Vote:	**6-0-0-1-0**
Action:	**Approved**

5. 654 Woodmont Avenue – New Public Hearing

Application:	**Use Permit #ZP2023-0109** to eliminate one of two single-family dwelling units from single-family zoned lot through combination, construct a 2-story major residential addition (1,988 square feet) above 14 feet in average building height (22 feet) and above 20 feet maximum building height within the Hillside Overlay (24 feet), vertically extend a wall within a nonconforming setback, construct an accessory structure (garage) within the first half of the lot, fence exceeding 6 feet in height on a lot line, and 9 foot, 8-inch retaining wall within a minimum required setback on a lot nonconforming for density.
Zoning:	Single-Family Residential District within the Hillside Overlay (R-1H)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.
Applicant/Owner:	Lauren Van Den Bosch, 656 Woodmont Avenue, Berkeley, CA
Staff Planner:	Cecelia Mariscal, cmariscal@berkeleyca.gov, 510-981-7439
Recommendation:	**Continue** Use Permit # ZP2023-0109 pursuant to Section 23.406.040(D) to a date not certain
Motion / Second:	**Y. Duffy / A. Kashani**
Vote:	**6-0-0-1-0**
Action:	**Continued to a date not certain**

Action Calendar

Subcommittee Reports:
DRC – The DRC reviewed the proposed project at 1950-1988 Shattuck Avenue. The committee liked the massing on the ground floor and the materials used throughout. The entire 28th floor will be a rooftop restaurant, with a wrap-around balcony, that will be open to the public.

Commissioner Kahn has been appointed to the Planning Commission and no longer serving the ZAB and the DRC. A new ZAB representative to the DRC will be appointed.

Staff Communications:

- Land Use Manager, Anne Hersch announced the digitization of hard copy ZAB packets in 2025.
- Land Use Manager, Anne Hersch informed ZAB that SPUR will host a talk on January 29, 2025 at 5:30 pm on the recently approved North Berkeley BART and El Cerrito Plaza BART station housing developments.

Adjourn: 7:27 PM; Motion / Second: Y. Duffy / K. Gaffney; Vote: 6-0-0-1-0

<u>Members of the Public</u>:
Present: 5
Speakers: 0

Nilu Karimzadegan, Senior Planner
Co-Secretary of the Zoning Adjustments Board