Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, February 13, 2025 - 7:00 PM

Preliminary Matters:

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

Vacant: District 4, District 6

Leave of Absence: Yes Duffy (Chairperson, District 1)

Staff Present: Sharon Gong (Secretary), Karen Hernandez (Clerk), Marytonae Sanchez, (Co-Clerk), Cecelia Mariscal, Russell Roe

Ex Parte Communication Disclosures: N/A

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.

Consent Calendar

1. **Approval of Action Minutes from January 23, 2025**

   Recommendation: **APPROVE**

   Motion / Second: D. Sanderson / S. Allen
   Vote: 6-0-0-1-0 (Absent: Y. Duffy)
   Action: Approved

2. **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:	**APPROVE** Use Permit # ZP2023-0109 pursuant to Section 23.406.040(D)
Motion / Second:	**D. Sanderson / S. Allen**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Approved**

3. **2041-2049 Shattuck Avenue – New Public Hearing**

Application:	**Use Permit ZP2024-0146** to modify existing Use Permit #08-0000061 for a full-service restaurant to include off-site sales of beer and wine from an adjacent retail space.
Zoning:	Downtown Mixed-Use Commercial District (C-DMU, Core Sub-Area)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant:	Laura Meyer, 424 Wayne Avenue, Apt. C, Oakland, CA
Owner:	Paul Goldstone, 2044 Kala Bagai Way, Berkeley, CA
Staff Planner:	Russell Roe, rroe@berkeleyca.gov, (510) 981-7548
Recommendation:	**APPROVE** Use Permit #ZP2024-0146 pursuant to Section 23.406.040(D)

Motion / Second:	**D. Sanderson / S. Allen**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Approved**

4. 1280 Gilman Street – New Public Hearing

Application:	**Use Permit #ZP2024-0156** to establish incidental retail sales of beer and wine at an existing food-service establishment.
Zoning:	Neighborhood Commercial District (C-N)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant:	Angel Island, LLC, 1518 Martin Luther King Jr. Way, Berkeley C/O Rhoades Planning Group
Owner:	Westbrae Properties, LLC, 1237 Curtis Street, Berkeley
Staff Planner:	Russell Roe, rroe@berkeleyca.gov, (510) 981-7548
Recommendation:	**APPROVE** Use Permit #ZP2024-0156 pursuant to Section 23.406.040(D)
Motion / Second:	**D. Sanderson / S. Allen**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Approved**

Action Calendar

1. Appointment of Commissioner Michael Thompson to Design Review Committee

Motion / Second:	**K. Gaffney / B. Yung**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Approved**

Subcommittee Reports: None

Staff Communications:

1. Nomination of Commissioner Gaffney for Chairperson

Motion / Second:	**D. Sanderson / A. Kashani**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Official Vote of Chair at the February 27, 2025 meeting**

2. Nomination of Commissioner Yung for Vice Chairperson

Motion / Second:	**K. Gaffney / D. Sanderson**
Vote:	**6-0-0-1-0 (Absent: Y. Duffy)**
Action:	**Official Vote of Vice Chair at the February 27, 2025 meeting**

Adjourn: 7:18 PM; Motion / Second: K. Gaffney / S. Allen; Vote: 6-0-0-1-0 (Absent: Y. Duffy)

Members of the Public:
Present: 10
Speakers: 0

Sharon Gong, Principal Planner
Co-Secretary of the Zoning Adjustments Board