



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, March 24, 2022 - 7:00 PM

### Preliminary Matters:

#### Roll Call:

**Commissioners Present:** Igor Tregub (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (District 2), Carrie Olson (District 4), Shoshana O'Keefe (Vice Chairperson, District 5), Charles Kahn (Chairperson, District 6), Dohee Kim (District 7), Debra Sanderson (District 8).

**Excused Absence:** Michael Thompson (District 3)

**Staff Present:** Secretary Samantha Updegrave, Russell Roe, Cecelia Mariscal, Karen Hernandez, Sarah Cynn

**Ex Parte Communication Disclosures:** None.

**Public Comment:** Speakers: 0

**Agenda Changes:** None.

### Consent Calendar

#### 1. Approval of Action Minutes from February 24, 2022

**Recommendation:**

**APPROVE**

**Motion / Second:**

**D. Sanderson / I. Tregub**

**Vote:**

**8-0-0-1-0**

**Action:**

**APPROVED**

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### 2. [1235 Tenth Street](#) – New Public Hearing

|                             |  |
|-----------------------------|--|
| <b>Application:</b>         | Use Permit #ZP2021-0120 to add the Alcoholic Beverage Service of beer for on-site consumption at a Commercial Recreation Center. |
| <b>Zoning:</b>              | C-W – West Berkeley Commercial   |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).                                   |
| <b>Applicant:</b>           | Tim Alley, 86 El Camino Real, Berkeley   |
| <b>Owner:</b>               | Lawrence Thal, 1165 Laurel Drive, Lafayette  |
| <b>Staff Planner:</b>       | Russell Roe, <a href="mailto:roer@cityofberkeley.info">roer@cityofberkeley.info</a> , (510) 981-7458                             |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit #ZP2021-0210 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions.       |
| <b>Motion / Second:</b>     | <b>D. Sanderson / I. Tregub</b>  |
| <b>Vote:</b>                | <b>8-0-0-1-0</b>   |
| <b>Action:</b>              | <b>APPROVED</b>  |

### 3. [2361 San Pablo Avenue](#) – New Public Hearing

|                             |  |
|-----------------------------|--|
| <b>Application:</b>         | Use Permit #ZP2021-0196 to add the Alcoholic Beverage Retail Sale of beer and wine for off-site consumption to an existing Retail Store. |
| <b>Zoning:</b>              | C-W – West Berkeley Commercial   |
| <b>CEQA Recommendation:</b> | Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).   |
| <b>Applicant:</b>           | Clarence Lalaind, 255 Yachtsman Drive, Vallejo   |
| <b>Owner:</b>               | Helen Hsu, P.O Box 2751, San Francisco   |
| <b>Staff Planner:</b>       | Cecelia Mariscal, <a href="mailto:cmariscal@cityofberkeley.info">cmariscal@cityofberkeley.info</a> , (510) 981-7439                      |
| <b>Recommendation:</b>      | <b>APPROVE</b> Use Permit #ZP2021-0196 pursuant to Section 23.406.040 and subject to the attached Findings and Conditions.               |
| <b>Motion / Second:</b>     | <b>D. Sanderson / I. Tregub</b>  |
| <b>Vote:</b>                | <b>8-0-0-1-0</b>   |
| <b>Action:</b>              | <b>APPROVED</b>  |

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**Staff Communications**

Principal Planner Samantha Updegrave presented on the new Zoning Ordinance, Title 23 of the Berkeley Municipal Code.

**Adjourn: 7:36 pm; Motion / Second: Y. Duffy / K. Gaffney**

**Members of the Public:**

**Present: 4**

**Speakers: 0**

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