



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, September 11, 2025 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Peter Choi (District 6), Debra Sanderson (District 8)

Vacant: Mayor Appointee

Leave of Absence: Brandon Yung (Vice Chairperson District 7)

Unexcused Absence: N/A

Staff Present: Sharon Gong (Secretary), Vicky Schlepp (Clerk), Samella Stover, Justin Horner, Allison Riemer, Singeh Saliki

2. Ex Parte Communications: None

3. Land Acknowledgement: (omitted inadvertently)

4. Public Comment on Non-Agenda Items:

Speakers – None

5. Order of Agenda:

The Board Chairperson may reorder the agenda at the beginning of the meeting.

Staff Presentation on Middle Housing Zoning Amendments moved before Action Items.

6. Consent Calendar

- A. **Approval of Action Minutes from August 14, 2025 and move Item #6B (2147 San Pablo) on the Consent Calendar to the Action Calendar**

Recommendation: APPROVE

Motion / Second: S. Allen / K. Gaffney

Vote: 7-0-0-1-0 (Absent: Yung)

Action: APPROVED

- B. **2105 Los Angeles Avenue:** Use Permit #ZP2025-0027 to create a new recreation room (sixth bedroom), bathroom and left side entry hall through excavation of 550 square feet of existing unconditioned basement space, accessed through the west interior setback measured at 2'-5", while the required setback is 4'. This will result in a six bedroom, four bathroom dwelling, 3,159 square feet in area on a 6,590 square foot lot.

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| Zoning: | Single Family Residential – Hillside (R-1H District) |
| CEQA Determination: | Categorically exempt pursuant to pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. |
| Applicant: | Peter Alexander, 226 Delfino Avenue, Point Richmond, CA |
| Owner: | Ulrike Hodges, 2105 Los Angeles Avenue, Berkeley, CA |
| Staff Planner: | Samella Stover, SStover@berkeleyca.gov, 510-981-7425 |
| Recommendation: | APPROVE Use Permit #ZP2025-0027 pursuant to Section 23.406.040(E) "Findings for Approval" |
| Motion / Second: | S. Allen / K. Gaffney |
| Vote: | 7-0-0-1-0 (Absent: Yung) |
| Action: | Approved |

7. INFORMATIONAL ITEM:

Staff Principal Planner, Justin Horner gave a slide show presentation on Middle Housing Zoning Amendments.

8. Action Calendar

- A. **2147 San Pablo Avenue:** Use Permit #ZP2024-0096 to modify approved Use Permit #ZP2022-0113, to increase the number of Group Living Accommodation (GLA) units from 127 to 140, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 14 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.

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| Zoning: | West Berkeley Commercial (C-W District) |
| CEQA Determination: | Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. |
| Applicant: | Lowney Architecture, 360 17th Street, Suite 200, Oakland, CA |
| Owner: | Wang Brothers Investments, LLC, 2417 Mariner Square Loop, Suite 247, Alameda, CA |
| Staff Planner: | Allison Riemer, ARiemer@berkeleyca.gov, 510-981-7433 |
| Recommendation: | APPROVE Use Permit #ZP2024-0096 pursuant to Section 23.406.040(E) “Findings for Approval” |
| Motion / Second: | Y. Duffy / S. Palmatier |
| Vote: | 6-0-1-1-0 (Abstain: Sanderson, Absent: Yung) |
| Action: | Approved with added Condition of Approval to add signage at every outdoor communal open space referencing the City of Berkeley’s noise ordinance. |

- B. **2109 Virginia Street:** Use Permit #ZP2024-0066 to demolish a 2-story commercial building (4,604 square feet) and surface parking lot, and construct an 8-story (89 feet and 4 inches) 112,969 square-foot mixed-use residential development with 110 dwelling units (including 9 Very Low-Income and 9 Moderate Income units), 690 square feet of ground floor commercial space, 109 off-street vehicle parking spaces and 64 bicycle parking spaces.

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| Zoning: | Commercial North Shattuck Commercial (C-NS), Restricted Multiple-Family Residential District (R-2A) Multi-Family Residential District (R-4) |
| CEQA Determination: | Categorically exempt pursuant to pursuant to Section 15183.3 (“Streaming for Infill Projects”) of the CEQA Guidelines. |
| Applicant: | Isaiah Stackhouse. Stackhouse, De La Pena, Trachtenberg, 2421 Fourth Street, Berkeley, CA |
| Owner: | American Commonwealth Associates, 1683 Shattuck Ave, Berkeley CA |
| Staff Planner: | Singeh Saliki, SSaliki@berkeleyca.gov, (510) 981-7412 |
| Recommendation: | APPROVE Use Permit #ZP2024-0066 pursuant to Section 23.406.040(E) “Findings for Approval” |
| Motion / Second: | Y. Duffy / K. Gaffney |
| Vote: | 7-0-0-1-0 (Absent: Yung) |
| Action: | Approved with modification to Condition #19 to add the underlined language “The building permit application is subject to verification of compliance of these Conditions of Approval <u>and the adopted Mitigation Monitoring and Reporting Program (Attachment 3 – Exhibit A).</u> ” |

9. Subcommittee Reports:

- A. **Design Review Committee (DRC):** Commissioner M. Thompson reported on the August 21, 2025 DRC meeting.
 - i. 2700 Ninth Street, Berkeley Humane returned for Final Design Review. Comments from preliminary Design Review were incorporated.
 - ii. 2138 Kittredge Street: Preliminary Design Review received favorable recommendation to ZAB

10. Correspondence: None

11. ZAB Announcements: ZAB Commissioners request a link to tonight’s Middle Housing Presentation.

12. Staff Announcements

- Sarah Price, Principal Planner, will start as ZAB Co-Secretary at the next meeting on September 25, 2025.
- Use Permit Application for 2138 Kittredge Street will be coming to ZAB at the next meeting on September 25, 2025.

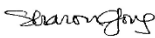
13. Next Meeting: September 25, 2025

Adjourn: 9:28 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 7-0-0-1-0 (Absent: Yung)

Members of the Public:

Present: 16

Speakers: 5



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