



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, January 22, 2026 - 07:00 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: Sarah Price (Secretary), Samella Stover (Clerk), Victoria Schlepp, Nilu Karimzadegan, Joshua Muller, Karen Hernandez

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 0

5. Order of Agenda:

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

No changes made.

ZONING ADJUSTMENTS BOARD
January 22, 2026

DRAFT ACTION MINUTES
Page 2 of 5

6. Consent Calendar

A. Approval of Action Minutes from December 11, 2025

Recommendation: APPROVE

Motion: K. Gaffney / S. Palmatier

Vote: 7-0-0-1-0 (Yes – No – Abstain – Absent – Recused)

Action: APPROVE

B. Use Permit #ZP2025-0046 at 1752 Shattuck Avenue: To modify a State Density Bonus project originally approved under Use Permit #ZP2022-0011 to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee.

Zoning:	Corridor Commercial District (C-C)
CEQA Determination:	Consistent with the previously adopted Initial Study/Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program associated with the original application
Applicant:	Isaiah Stackhouse, Berkeley, CA
Owner	1752 Shattuck LLC, Berkeley, CA
Staff Planner:	Joshua Muller, jmuller@berkeleyca.gov , 510-981-7488
Recommendation:	APPROVE Use Permit #ZP2025-0046 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Palmatier
Vote:	7-0-0-1-0
Action:	APPROVE

ZONING ADJUSTMENTS BOARD

January 22, 2026

DRAFT ACTION MINUTES

Page 3 of 5

- C. Use Permit #ZP2025-0080 at 2108 Eunice Street: To construct a second-story addition, approximately 147 square feet, that exceeds 14 feet in average height (19 feet) and 20 feet in maximum height (21 feet), and make an alteration within a nonconforming rear and street-side setback on a lot nonconforming for density.

Zoning:	Residential Multi-Unit 1 within the Hillside Overlay (R-1H) District
CEQA Determination:	Categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant:	Nathaniel Muhler, Oakland, CA
Owner:	Rivka Shenhav and Renta Zalitznayak, Berkeley, CA
Staff Planner:	Karen Hernandez, KHernandez-Gonzalez@berkeleyca.gov , 510-981-7426
Recommendation:	APPROVE Use Permit #ZP2025-0080 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Palmatier
Vote:	7-0-0-1-0
Action:	APPROVE

- D. Use Permit #ZP2025-0079 at 1740 University Avenue: To convert an existing 12,503 square-foot, 2-story commercial building into a mixed-use building with 12 residential apartments and three ground-floor commercial units.

Zoning:	University Commercial District (C-U)
CEQA Determination:	Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant:	The Bay Architects, Jim Novosel, Berkeley, CA
Owner:	Athan Magganias, Berkeley, CA
Staff Planner:	Victoria Schlepp, vschlepp@berkeleyca.gov , 510-981-7422
Recommendation:	APPROVE Use Permit #ZP2025-0079 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Palmatier
Vote:	7-0-0-1-0
Action:	APPROVE

ZONING ADJUSTMENTS BOARD
January 22, 2026

DRAFT ACTION MINUTES
Page 4 of 5

- E. Use Permit #ZP2024-0075 at 1899 Oxford Street: To demolish the existing 42-space surface parking lot (APN: 058-2181-019-05) at 1899 Oxford Street and the two-story residential building containing eight rent-controlled units on the adjacent lot at 1827 Oxford Street (APN: 058-2181-021-00); merge the two parcels; and construct a seven-story (78 feet, 9 inches), 97,234-square-foot mixed-use building. The proposed development consists of 222 dwelling units, including at least 17 Very Low-Income and 16 Moderate-Income (subject to the Regulatory Agreement) – along with 3,873 square feet of ground floor commercial space, 14 off-street parking spaces, and 74 long-term bicycle parking spaces.

Zoning:	Multi-Family Residential District (R-4)
CEQA Determination:	Categorically exempt pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse, Stackhouse De La Peña Trachtenberg Architects, Berkeley, CA
Owner:	Berkland Foundation, Berkeley, CA
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@berkeleyca.gov , 510-981-7430
Recommendation:	APPROVE Use Permit #ZP2024-0075 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	K. Gaffney / S. Palmatier
Vote:	7-0-0-1-0
Action:	APPROVE

F. Subcommittee Reports:

- A. **Design Review Committee (DRC):** The DRC conducted a Final Design Review of a project to demolish an existing three-story residential building and construct an eight-story residential building at 2442 Haste Street (near Telegraph). DRC approved with design recommendations.

G. Correspondence: N/A

H. ZAB Announcements: N/A

- I. **Staff Announcements:** Elections of Chair (and Vice Chair, if desired) at the February 26, 2026, meeting.

J. Next Meeting: February 26, 2026

ZONING ADJUSTMENTS BOARD
January 22, 2026

DRAFT ACTION MINUTES
Page 5 of 5

K. Adjourn: 07:41 PM; Motion /Second: K. Gaffney / M. Thompson; Vote: 7-0-0-1-0

Members of the Public:

Present: 31 (18 present; 13 online)
Speakers: 7
