



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, February 26, 2026 - 7:03 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), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

Vacant: (Mayor Appointee)

Leave of Absence: N/A

Unexcused Absence: N/A

Staff Present: Sharon Gong (Secretary), Karen C. Hernandez (Clerk), Boshi Fu, Singeh Saliki, Russell Roe

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 1

5. Order of Agenda:

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

Item #6.C (ZP2024-0138, 2145 Grant) was moved from the consent calendar to the Action Calendar for a full hearing, as Item #7.A.

Item #6.F (ZP2024-0059, 2204 Dwight) was removed from the agenda.

6. Consent Calendar

A. Approval of Action Minutes from January 22, 2026

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 8-0-0-0-0

Action: Approved

B. Leave of Absences for Design Review Committee

Grant DRC Committee Member Thompson a Leave of Absence from the March 18, 2026 Design Review Committee Meeting and DRC Committee Member Tam a Leave of Absence from the April 16, 2026 Design Review Committee Meeting, in accordance with the Commissioners' Manual (2025)

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 8-0-0-0-0

Action: Approved

C. Use Permit #ZP2022-0021 2449 Dwight Way: To partially demolish the existing 4-story mixed use building (preserving the two frontage facades) and construct a 50,435-square-foot, 8-story (85 feet, plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus.

Zoning:	Telegraph Commercial District (C-T)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15332 ("Infill Development Project") of the CEQA Guidelines.
Applicant:	Studio KDA, Jason Andre, 1810 Sixth Street, Berkeley, CA
Owner:	Greg Hoff & Chris Hoff, 6226 La Salle Avenue, Oakland, CA
Staff Planner:	Lisa Gordon, Rincon Consultants, lgordon@rinconconsultants.com ; Sharon Gong, SGong@berkeleyca.gov , 510-981-7429
Recommendation:	APPROVE Use Permit #ZP2022-0021 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Allen
Vote:	8-0-0-0-0
Action:	Approved

- D. Use Permit #ZP2024-0111 2009 Addison Street: to modify Use Permits ZP2018-0235 and ZP2017-0004 to allow a tourist hotel use in no more than nine existing apartment units, allow amplified live entertainment and group instruction in the ground floor studio space, and establish a new administrative use permit for on-site sales of alcoholic beverages as part of the public assembly use.**

Zoning:	Downtown Mixed Use (Core) District/Arts District Overlay
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant/Owner:	Berkeley Repertory Theatre, 999 Harrison Street, Berkeley, CA
Staff Planner:	Russell Roe, RRoe@berkeleyca.gov , 510-981-5377
Recommendation:	APPROVE Use Permit #ZP20 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	K. Gaffney / S. Allen
Vote:	8-0-0-0-0
Action:	Approved

7. Action Calendar

- A. Use Permit #ZP2024-0138 2145 Grant Street: To construct a major residential addition (1,133 square feet) with an average height of 22 feet 10 inches by adding a second story to the front building within the nonconforming front setback on a lot that currently exceeds maximum lot coverage. The project will result in a total of seven bedrooms and four bathrooms in the building, and 13 total bedrooms on the lot.**

Zoning:	Residential Multi-Unit 2 District (R-2); previously, Restricted Two-Family Residential District (R-2)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Amir Hossein Jafari, 4172 Cobblestone Drive, Concord, CA
Owner	Mai Nguyen, 2145 Grant Street, Berkeley, CA
Staff Planner:	Boshi Fu, BFu@berkeleyca.gov , 510-981-7455
Recommendation:	APPROVE Use Permit #ZP2024-0138 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	Y. Duffy / K. Gaffney
Vote:	7-1-0-0-0
Action:	Approved

B. Use Permit #ZP2026-0014 201 University Avenue: To establish transportation via public ferry service as an allowable use at the Berkeley Pier. Constructed elements associated with the new use include a universal charging float (5,700 square feet), ferry gate and landing (750 square feet), gangway (1,200 square feet) and breakwater (4,300 square feet).

Zoning:	Unclassified District
CEQA Determination:	The City published a Notice of Preparation (NOP) for an EIR for the Pier-Ferry Project in May 2025. A Draft Environmental Impact Report (EIR) is being prepared and is expected to be published for public review in late February 27, 2026. City Council will need to make a CEQA determination before or concurrent with final action on this permit pursuant to BMC Section 23.208.020(C) "Use Permit Procedures".
Applicant:	City of Berkeley, Parks, Recreation and Waterfront Department
Owner	City of Berkeley
Staff Planner:	Liza McNulty, lmcnulty@berkeleyca.gov , 510-542-4131; Singeh Saliki, SSaliki@berkeleyca.gov , 510-981-7412
Recommendation:	APPROVE Use Permit #ZP2026-0014 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Y. Duffy / K. Gaffney
Vote:	5-0-3-0-0
Action:	Approved with added Condition: "The ZAB's decision to approve the use permit was made prior to the publishing of the Draft Environmental Impact Report (EIR) and the associated Mitigation Monitoring and Reporting Program (MMRP)."

8. Subcommittee Reports:

A. Design Review Committee (DRC):

- i. Nothing to report, February 2026 DRC meeting was cancelled.

9. Correspondence

10. ZAB Announcements

11. Staff Announcements:

A. Nomination of Commissioner Gaffney for Chairperson

Motion / Second:	S. Allen / D. Sanderson
Vote:	8-0-0-0-0
Action:	Approved

B. Nomination of Commissioner Yung for Vice Chairperson

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Motion / Second:	K. Gaffney / M. Thompson
Vote:	8-0-0-0-0
Action:	Approved

C. Election of Commissioner Gaffney for Chairperson

Motion / Second:	S. Allen / D. Sanderson
Vote:	8-0-0-0-0
Action:	Approved

D. Election of Commissioner Yung for Vice Chairperson

Motion / Second:	K. Gaffney / M. Thompson
Vote:	8-0-0-0-0
Action:	Approved

12. Next Meeting: March 12, 2026

13. Adjourn: 9:33 PM; Motion / Second: K. Gaffney / S. Palmatier; Vote: 8-0-0-0-0

Members of the Public:

Present: 28

Speakers: 10
